



Ground Floor 9 Dyke Road  
Brighton, East Sussex BN1 3FE

**TO LET**

## CLASS E RETAIL / OFFICE UNIT ARRANGED OVER THE GROUND & LOWER GROUND FLOOR

Ground floor size 938 sq ft / 87 sq m

Lower ground floor size 775 sq ft / 72 sq m

### Key Features:

- Located in the heart of the city centre
- Available to let on a new lease
- Close to the seafront and Churchill Square
- Within a 5 minute walk of Brighton Station
- Rent £27,500 per annum
- Suitable for a number of uses





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## Location

Norwood House is situated in a prominent location on the Dyke Road in the heart of Brighton's City Centre and within easy access of local transport networks, being located approximately 500m south west of Brighton's mainline train station.

The property is situated within walking distance of Brighton's most popular attractions: the seafront, the Lanes, and Churchill Square Shopping Centre.

## Accommodation

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
Ground	938 sq ft	87 sq m
Lower ground	775 sq ft	72 sq m

## EPC

We understand the property to have an EPC rating of C(52).

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The property is available to let by way of a new lease for a term to be agreed at a guide rent of £27,500 per annum exclusive etc.

## Business Rates

Rateable Value (2023): £22,000

## VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.





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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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