



**FOR SALE**

**Norwood House**  
9 Dyke Road, Brighton, East Sussex BN1 3FE



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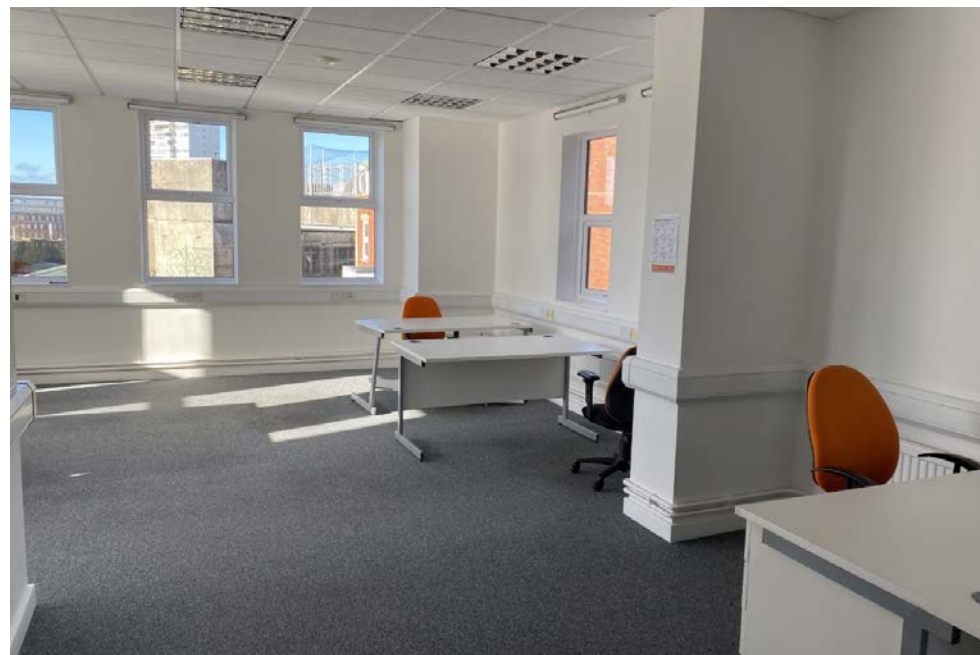
## Key Features

- Self-contained five storey commercial property
- Currently arranged as offices over the upper floors 3 and retail over ground floor
- Available sale with the benefit of vacant possession
- Located in the heart of the city centre
- Within a 5 minute walk of Brighton Station

## Location & Situation

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.







## Description & Accommodation

Norwood House comprises a 5 storey commercial property currently arranged as offices over the upper 3 floors with retail accommodation arranged over the ground floor, and additional self contained basmeent space.

Each of the upper 3 floors comprises mainly open plan and dual aspect workspace that has been fitted to a typical office specification to include:

- Suspended ceilings
- Perimeter trunking
- Carpet tile flooring
- Window blinds
- Fitted tea points / kitchen
- Passenger lift
- Door entry system

The ground floor unit was most fitted for use as a beauty / treatment salon.

The property has the following approximate IPMS3:

Area	Sq Ft	Sq M
Lower ground	775 sq ft	72.00 sq m
Ground	936 sq ft	87.00 sq m
First	1,257 sq ft	116.80 sq m
Second	1,082 sq ft	100.50 sq m
Third	959 sq ft	89.10 sq m
<b>Total</b>	<b>5,009 sq ft</b>	<b>465.50 sq m</b>





## EPC

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

## Rateable Value

The various suites are currently individually rated for the purposes of business rates. Further information available upon request.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## Planning

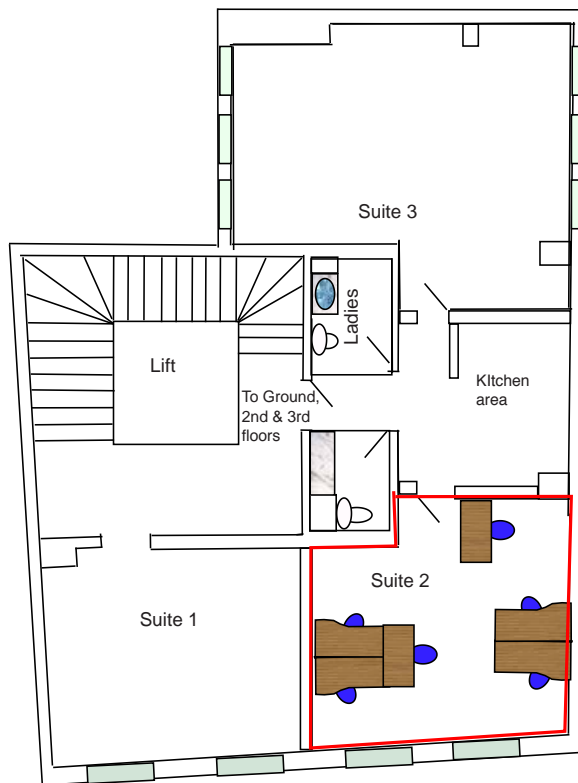
A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit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

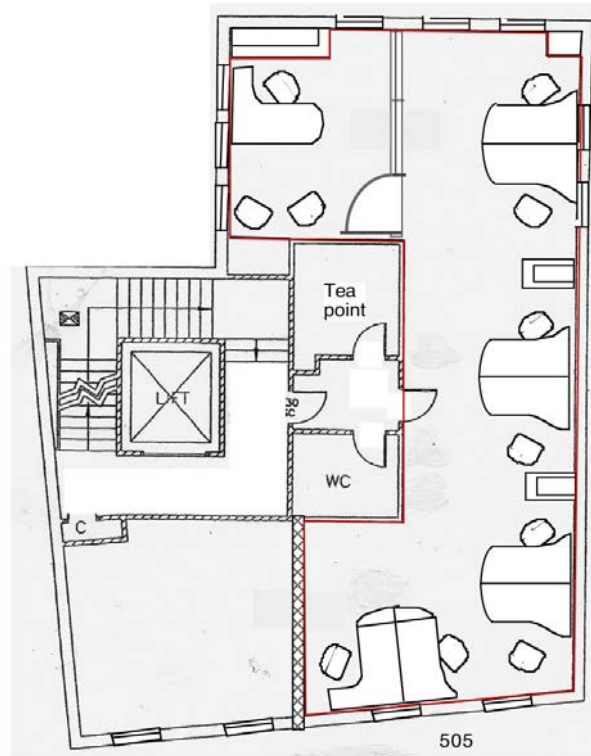




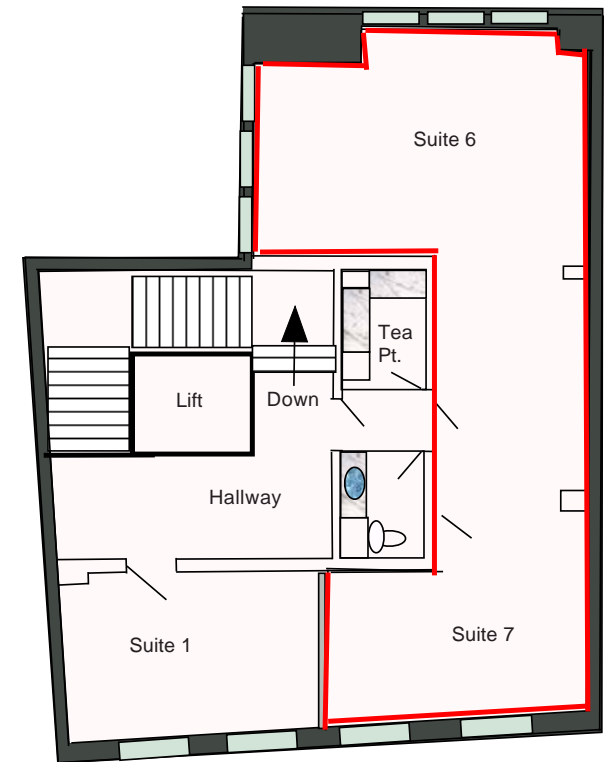
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



For identification purposes only



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## Tenure

Freehold.

## Terms

For sale with the benefit of vacant possession. Offers invited in excess of £1,350,000 (one million and three hundred and fifty thousand pounds).

## Legal Fees & VAT

Each party to bear their own legal costs incurred.

Rents and prices are quoted exclusive of VAT. We understand the property is vat elected.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

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01273 727070

**Nick Martin**  
[n.martin@flude.com](mailto:n.martin@flude.com)  
01273 727070

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