



70-72 Warren Road  
Woodingdean, Brighton BN2 6BA

**FOR SALE**

## FREEHOLD INVESTMENT

### Key Features:

- Prominent road side location
- Investment opportunity
- Self contained access
- Freehold £125,000
- Viewings by appointment only





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## Location

The property is located on the northern side of Warren Road, opposite Nuffield Health Brighton Hospital and Downs View School. Situated on an established parade of retail shops and other businesses.

Brighton city centre is approximately 4 miles away.

## Accommodation

The property is arranged as two storey mid terrace building. There is a shop on the ground floor and a self contained two bedroom flat on the first floor.

The shop unit has the following approximate NIA:

Description	Sq Ft	Sq M
Ground Floor Shop	325	30.15

## EPC Ratings

Ground Floor Shop: C-55

First Floor Flat: B-85

## Tenancies

### Ground Floor Shop, 72 Warren Road:

5 year lease from 15 February 2025 at a rent of £8,100 per annum.

### First Floor Flat, 70 Warren Road:

99 year lease from July 2000 paying ground rent of £75 for the first 33 years increasing to £175 for the next 33 years and increasing to £250 for the remainder of the lease.

## Terms

Freehold for sale subject to the benefit of the existing lease with a guide price of £125,000 (one hundred and twenty five thousand pounds)

## Business Rates

Ground Floor Shop: Rateable Value (2023): £15,300

First Floor Flat: Council Tax Band B

## VAT

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

## Legal Fees

Each party to bear their own legal costs incurred.

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 sole agents Flude Property Consultants:

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