



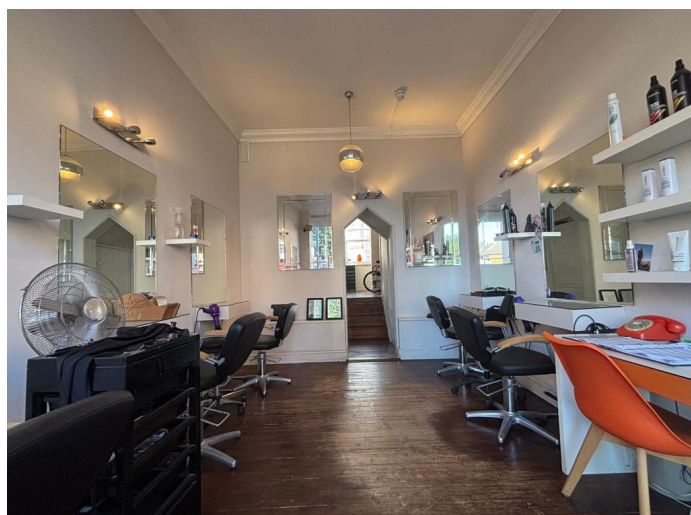
118 Dyke Road
Brighton , BN1 3TE

TO LET

Brighton - Class E Retail Unit 321 Sq ft / 29.82 Sq m

Key Features:

- Situated in a busy pedestrian & vehicular thoroughfare
- Within 10 minute walk of Brighton Train Station
- New lease available
- Suitable for a variety of uses (STP)
- Excellent local amenities
- Available November 2025





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Location

The property is situated in a prominent position on the eastern side of Dyke Road a short distance to the north of Seven Dials, a short walking distance to Brighton train station and good vehicle access from the a27.

Description

The unit is arranged as a self-contained ground floor commercial unit with kitchen, WC

Accommodation

We have measured the existing accommodation to have the following approximate net internal floor areas:

Area	Sq Ft	Sq M
Ground floor	321	29.82
Total	321	29.82

EPC

TBC

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 enquires.

Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed at a commencing rent of £12,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

Business Rates

Rateable Value (2023): £7,500

VAT

Rents and prices are quoted exclusive of, 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.

12 September 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS

