



**FOR SALE**

26-30 High Street  
Rottingdean, Brighton, East Sussex, BN2 7HR



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## Key Features

- Freehold for sale
- Situated in an historic coastal village
- Close to Rottingdean beach
- Offers in the region of £225,000
- Viewings by appointment only

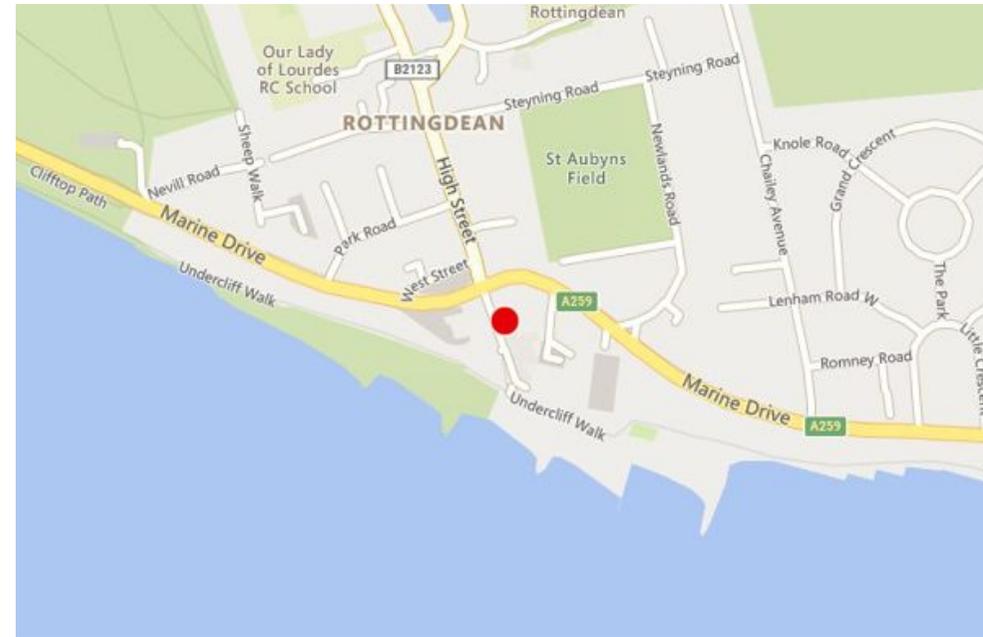




## Location & Situation

The property is located in the centre of the historic coastal village of Rottingdean, which is situated approximately 3 miles east of Brighton.

The high street benefits from a mixture of both local independent and national occupiers.





## Description

Rottingdean - Freehold Investment

The property comprises a mixed use mid terrace building with two commercial units on the ground floor, and four residential flats on the upper floors.

The property has the following approximate NIA:

26 High Street Ground Floor - 222 sq ft / 20.6 sq m

30 High Street Ground Floor - 439 sq ft / 40.8 sq m

30 High Street Lower Ground Floor - 663 sq ft / 61.6 sq mn





## Rateable Value

Rateable Value (2026):

26 - £7,000

30 - £8,200

Occupiers will pay approximately 38% of this per annum.

## 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 enquiries and satisfy themselves in this regard.





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## Terms

For sale with offers invited in the region of £225,000 (two hundred and twenty five thousand pounds)

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

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



## Further Information

Please contact the sole agents Flude Property Consultants:

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27 February 2026

