



FOR SALE

297 Ditchling Road
Brighton, East Sussex, BN1 6JJ



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Key Features

- Freehold investment located in popular affluent area of city
- Situated on a busy road leading into the city
- Let to retailer at passing rent of £9,000 per annum
- Ideal SIPP investor opportunity
- Rear garden section to be retained by current owner
- Freehold for Sale - £157,500

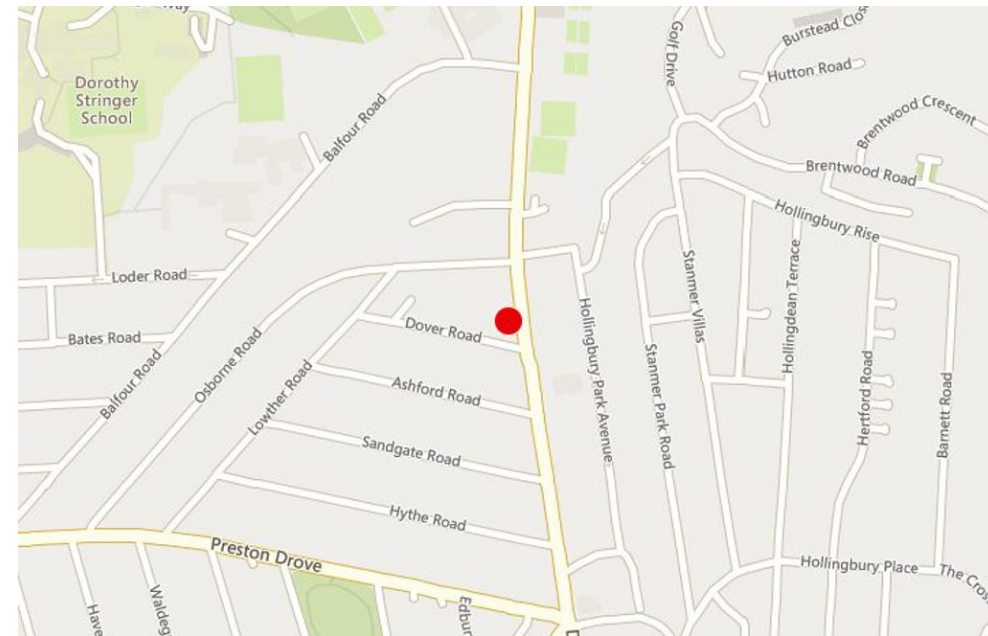




Location & Situation

Brighton and Hove is a vibrant and well connected city on the South Coast, offering an exceptional quality of life and a strong commercial base. The city benefits from a diverse economy, excellent transport links to London and Gatwick Airport, and a highly skilled workforce, making it an attractive location for businesses across the creative, digital, professional, and financial sectors.

The subject property is located at the corner of Ditchling Road and Ashford Road, situated on the western side of Ditchling Road. The area is an established residential location with commercial units in close proximity; the Five Ways interchange is approximately a two minute walk to the south of the subject property. Nearby occupiers include the Flour Pot Bakery, Raven's Bakery, Playcafe and numerous units around the Five Ways junction.





Description & Accommodation

The subject property comprises an end-of-terrace, two-storey, mixed-use building constructed beneath a tiled pitch roof. The ground floor retail unit consists of a glazed frontage with private access.

The first floor residential flat also has private access.

We understand that the current owners wish to retain the rear garden. Please refer to the plan illustrating the proposed boundary change for further clarity.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground floor	870	80.82
Total	870	80.82





Rateable Value

No. 297A - Rateable Value (2026): £9,600

Occupiers will pay approximately 38% of this per annum.

EPC

We understand the property has an EPC rating of E (expiry date - 07/03/2033).

Planning

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





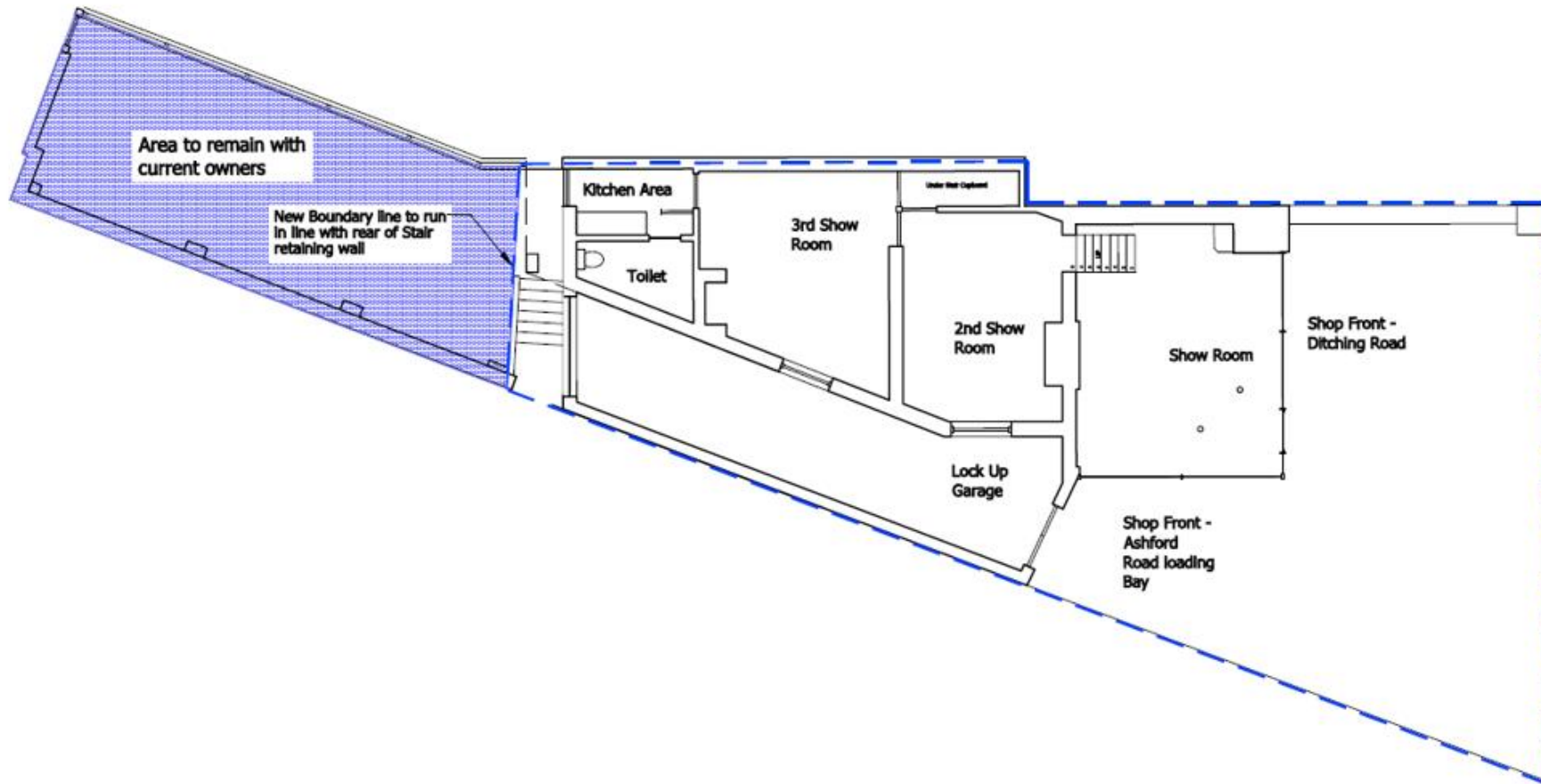
Tenancy

No. 297 - The first floor flat was sold off and is subject to a 125 year lease dated 24/06/2005.

No. 297A - The ground floor retail unit is let to a commercial tenant on a renewed lease for a term of 10 years from 30 March 2017. The lease is inside the Act and is drawn on effectively full repairing and insuring obligations.

The passing rent for the ground floor retail unit is understood to be £9,000 per annum.





○ Plan Proposed Property Boundary
1:100

FLOOR PLAN For identification purposes only.



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Terms

We have been instructed to market the freehold interest, subject to the existing tenancies and contract, at a guide price of £157,500.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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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.

1 June 2026

