



FOR SALE

66-68 Warren Road
Brighton, East Sussex, BN2 6BA



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Key Features

- Versatile building with commercial use to the ground floor, a self-contained flat to the first floor, rear garden, and lock up garage.
- Situated within a long-standing and popular neighborhood parade
- Let on a full repairing and insuring lease until 28/09/2038 at a passing rent of £13,400 per annum
- Freehold for Sale. Offers in the region of £225,000.





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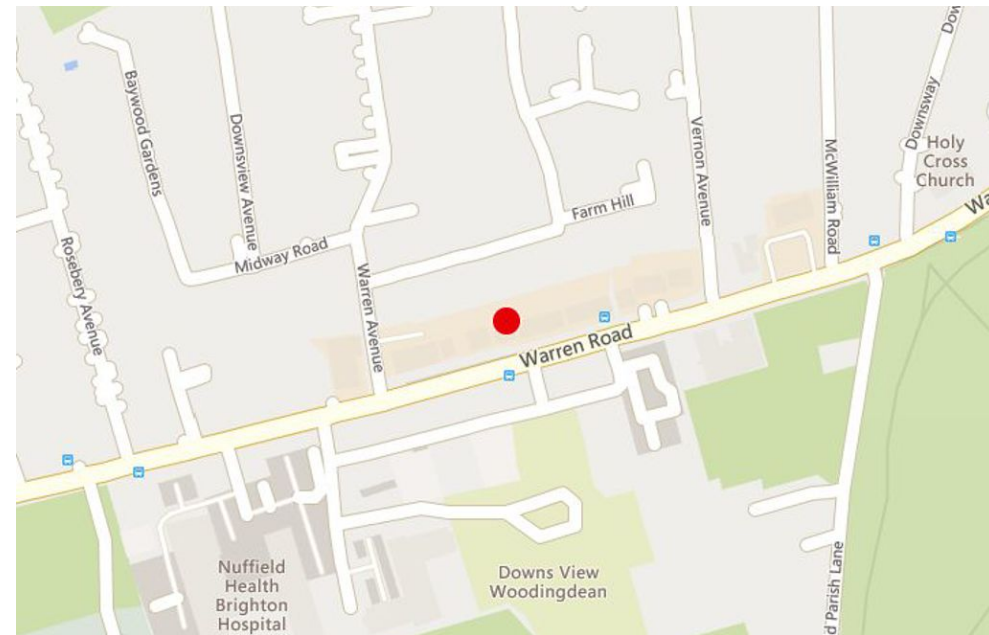
Location & Situation

Woodingdean is a well-established suburban district of Brighton & Hove with a strong local catchment and a busy neighbourhood parade that supports a wide mix of retailers and service providers.

The property occupies a prominent position on the northern side of Warren Road, directly opposite Nuffield Health Brighton Hospital and Downs View School, with nearby occupiers including Tesco Express, Coastway Veterinary Group, Best One, Uncle Sams, Clearwell Mobility, JMS Connections and The Co-operative Funeralcare.

Brighton city centre lies approximately four miles to the south, while the A27 and Falmer station are around two miles to the north, providing excellent connectivity.

The area's dependable footfall, established amenities and easy access to wider transport links make Woodingdean a consistently attractive location for both occupiers and investors.





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Description & Accommodation

The property comprises a mid-terraced ground floor commercial unit with a self-contained residential flat above.

The ground floor is used as a Chinese take away arranged as a customer area to the front, kitchen, food prep, stores and W/C to the rear. A rear access leads to a garden area. Beyond this is a yard area with 4 lock up garages, 1 of which is included with the subject property.

The first floor flat enjoys its own independent entrance and provides traditional accommodation with good natural light. It is currently arranged with 3 bedrooms and a bathroom .

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

Area	Sq Ft	Sq M
Ground	458	42.55
First	490	45.52
Garage	135	12.54
Total	1,082	100.52





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Rateable Value

Rateable Value (2026): £4,000

The first floor flat has a Council Tax band of A.

EPC

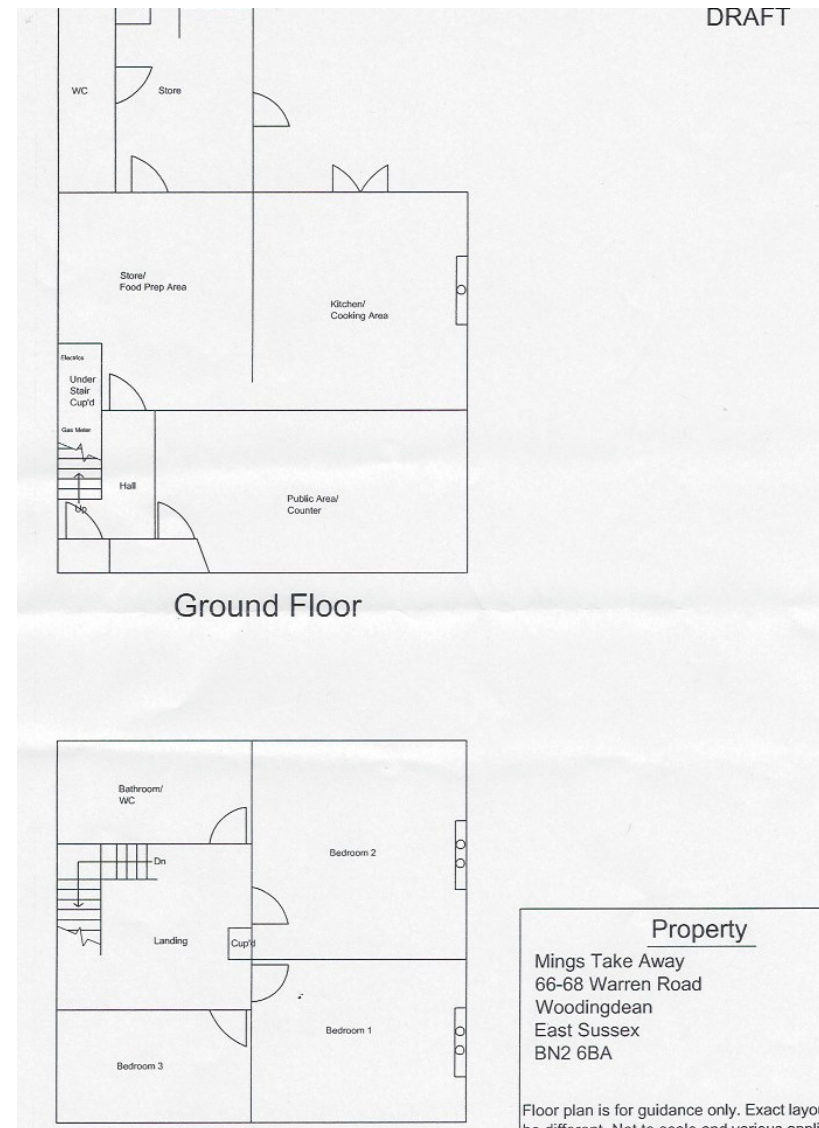
The ground floor shop has a B rating

The first floor flat has an E rating





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FLOOR PLAN For identification purposes only.



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Lease

The entire property is let to a private individual on a full repairing and insuring lease for a term of 15 years from 29/09/2023 (therefore expiring 28/08/2035).

The passing rent is £13,400 per annum. There are upward only rent reviews in May 2028 and 2033

Terms

The freehold interest is available subject to the lease as summarised above at a guide price of £225,000

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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21 October 2026

