



1 Warren Way  
Brighton, East Sussex, BN2 6PH

**TO LET**

Well Located Class E Premises  
73.92 SQM / 796 SQ FT

### Key Features:

- Well Establish local parade
- Situated in a busy pedestrian and vehicular thoroughfare
- Suitable for a variety of uses STP
- Excellent local amenities
- Rent £13,000 per annum
- Available December 2026





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## Location

Woodingdean is a predominantly residential suburb located East of Brighton, approximately 4 miles from Brighton city centre. The surrounding area comprises mainly residential properties with a range of independent and national businesses. Nearby occupiers include The Downs Hotel Pub, Woodies Barber Shop, Co op, Woodingdean Fish Bar, Well Pharmacy, Coral betting shop and Martlets Charity shop.

The property is conveniently located close to the A27 providing good connectivity to Brighton, the wide Sussex area and the surrounding road networks.

## Description

The property comprises a ground floor retail/Class E unit forming part of an established local parade. The accommodation is arranged predominantly as open plan space and benefits from a prominent frontage onto Warren Road.

## Accommodation

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

additional rear store (unmeasured measured)

| Area         | Sq Ft | Sq M  |
|--------------|-------|-------|
| Ground floor | 796   | 73.95 |
| Total        | 796   | 73.95 |

## EPC

We understand the property has an EPC rating of C (expiry date - 09/11/2032).

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.

7 September 2026

## 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.

## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £13,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

## Business Rates

Rateable Value (2026): £9,900

Occupiers will pay approximately 38% of this per annum.

## 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.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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PROPERTY CONSULTANTS

