



32-34 Warren Road

Brighton, BN2 6BA

To Let: Retail Unit with Forecourt Parking in Established Parade

591 sq ft
(54.91 sq m)

- Double Frontage with Excellent Visibility
- Open Plan Accommodation
- Front Forecourt Parking
- Three-Phase Electricity

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Summary

Available Size	591 sq ft
Rent	£14,500 per sq ft
Rateable Value	£8,500 Eligible for full Small Business Rates Relief
Service Charge	N/A
Car Parking	Large forecourt providing convenient on-site parking
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

A well-presented ground floor retail unit comprising an open-plan sales area with attractive dual frontage, providing excellent natural light and prominent display opportunities. The premises offer a flexible layout, incorporating a main trading area together with useful ancillary space to the rear.

The premises benefits from wood laminate flooring throughout the main trading area, together with three-phase electricity, understairs storage, a rear storage area, kitchenette facilities, and WC accommodation.

Externally, the property benefits from a forecourt providing customer parking, together with front awnings enhancing the frontage and visibility of the premises.

The premises is considered suitable for a variety of occupiers and offers potential for a range of Class E uses, subject to the necessary consents.

Location

The property occupies a highly visible position within an established retail parade on Warren Road, Woodingdean, a key route connecting the area with Brighton. The location benefits from regular passing pedestrian and vehicular traffic, providing strong exposure for occupiers.

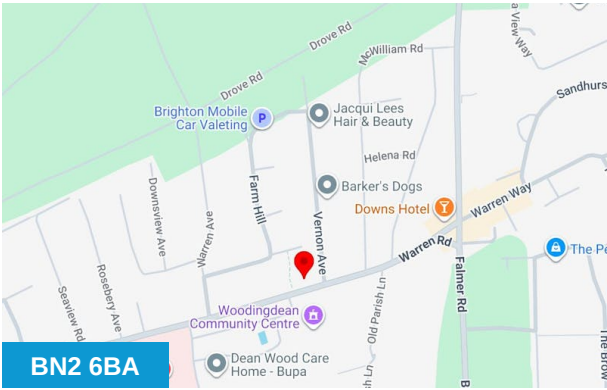
The surrounding area comprises a mix of independent and regional retailers, including Paws With a Cause, Sussex Blinds & Shutters, Circa Deli, Tesco Express and Co-op, creating an established and convenient local shopping destination serving the surrounding residential area.

Woodingdean benefits from strong transport connections, with Warren Road providing direct access into Brighton city centre and onward links towards Hove and Shoreham-by-Sea. Regular bus services operate nearby, while Falmer railway station is a short drive away, providing services to London and destinations along the south coast.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Main Trading Area	415	38.55
Ground - Rear Storage/ Kitchenette Area	176	16.35



Viewing & Further Information



Oliver Graves
01273 701070 | 07435 099764
oli@gravesjenkins.com

Name	sq ft	sq m
Total	591	54.90

Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

Terms

Guide Rent: £14,500 per annum, exclusive.

Available by way of a new, effective Full Repairing and Insuring lease for a term to be agreed.

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.