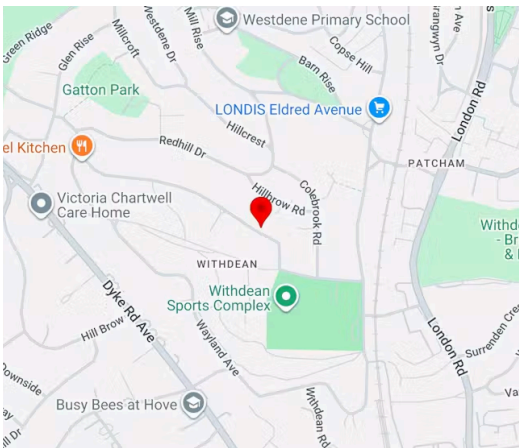




3 Valley Drive, Withdean, Brighton, BN1 5FA

Healthcare, Office, Residential, Retail To Let | £24,000 per annum Exclusive of rates, VAT and all other outgoings. | 992 sq ft

3 BED MAISONETTE & SHOP TO LET IN DESIRABLE WITHDEAN AREA



Description

A semi detached property that comprises a retail/ office unit at ground floor level that can be accessed via its own entrance. In addition there is a 3 bedroom maisonette arranged over ground & first floor which whilst it links to the commercial element also has its own entrance from the front & via a side gate. There is a lounge & kitchen diner at ground floor along with a WC whilst the first floor has 3 double bedrooms & a bathroom.

Externally the property benefits from a delightful split level garden at the rear whilst there is also a forecourt to the front where it has been used for parking 2 vehicles.

Location

The property is situated at the bottom of Valley Drive, close to Withdean Stadium in the desirable Withdean area. Brighton city centre is approximately 3 miles to the south, whilst the A23 and A27 can also be easily accessed to the north. Regular bus routes run past the property, whilst Preston Park Station, on the Brighton to London line, is a short walk away.

Accommodation

Name	sq ft	sq m
Ground - Shop	211	19.60
Ground - Kitchen Diner	148	13.75
Ground - Lounge	155	14.40
1st - Bedroom 1	86	7.99
1st - Bedroom 2	147	13.66
1st - Bedroom 3	189	17.56
1st - Bathroom	56	5.20
Ground - WC	10	0.93
Total	1,002	93.09

Terms

Available by way of a new full repairing & insuring lease for a minimum term of 5 years at a rent of £24,000 per annum exclusive. Lease to be excluded from the landlord & tenant act 1954.

Summary

- Rent: £24,000 per annum Exclusive of rates, VAT and all other outgoings.
- Business rates: £2,808 per annum Subject to status 100% small business rate relief may be available to occupiers. Based on the 2026 valuation. For council tax the property is band B.
- Rateable value: £6,500
- VAT: Not applicable
- EPC: C (68)
- Lease: New Lease
- Terms: 5 years

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency



Alex Gardner
01273 672999 | 07511 017289
alex@eightfold.agency

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.



Energy performance certificate (EPC)

3 VALLEY DRIVE BRIGHTON BN1 5FA	Energy rating C	Valid until:	28 June 2031
		Certificate number:	7267-4052- 3707-1721-2113

Property type

A1/A2 Retail and
Financial/Professional
services

Total floor area

115 square metres

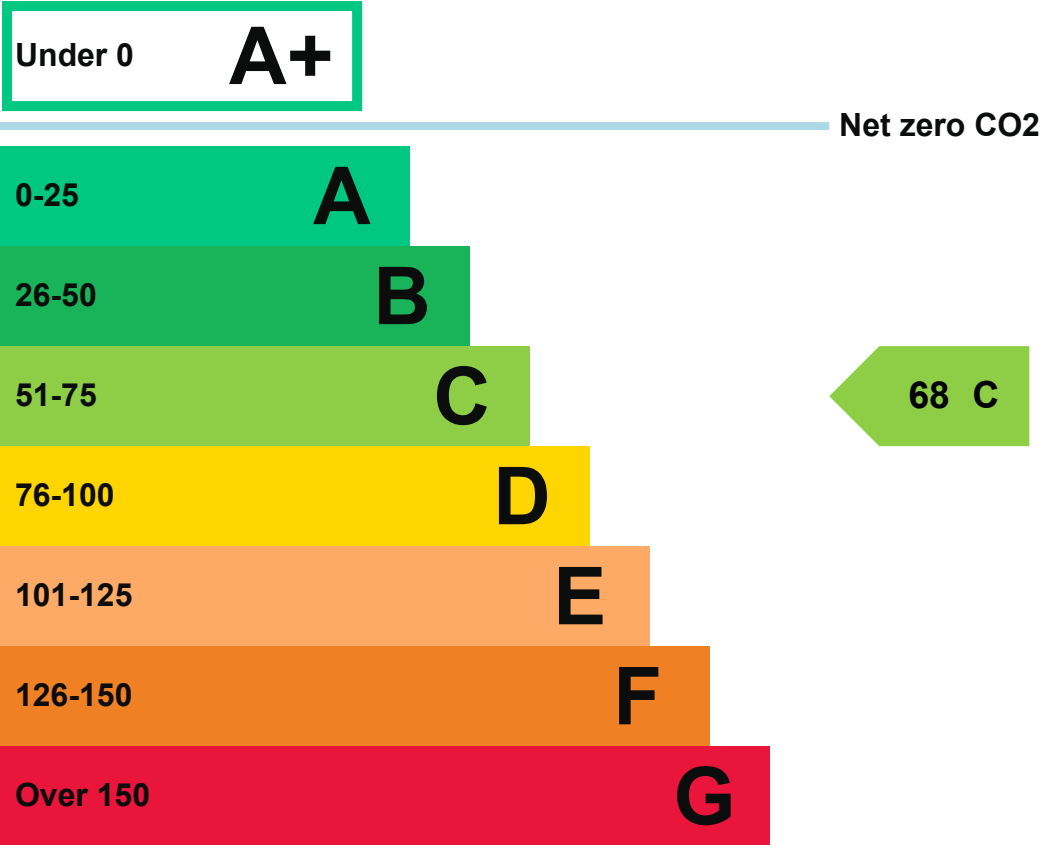
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property’s carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	28 B
If typical of the existing stock	81 D

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO₂/m² per year)	54.59
Primary energy use (kWh/m² per year)	316

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9129-8299-8628-6601-0098\)](/energy-certificate/9129-8299-8628-6601-0098).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Gary Romaine
Telephone	0800 170 1201
Email	admin@easyepc.org

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023158
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 June 2021
Date of certificate	29 June 2021

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	0260-9974-0320-3990-3084 (/energy-certificate/0260-9974-0320-3990-3084)
Expired on	21 June 2020



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