Oldfield Smith & Co.
Chartered Surveyors

For Sale



70-72 Warren Road

Woodingdean, Brighton, BN2 6BA

Rare Freehold Investment Opportunity - Woodingdean, Brighton

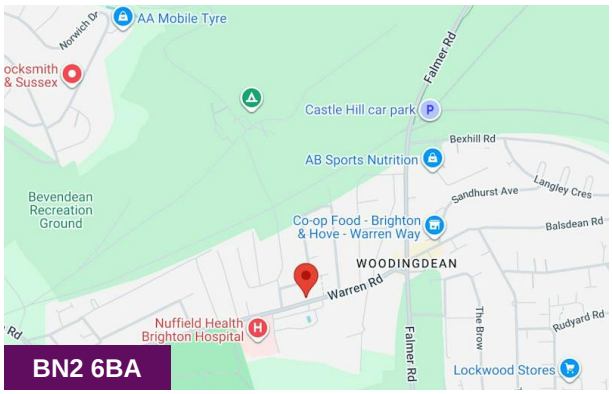
330 sq ft
(30.66 sq m)

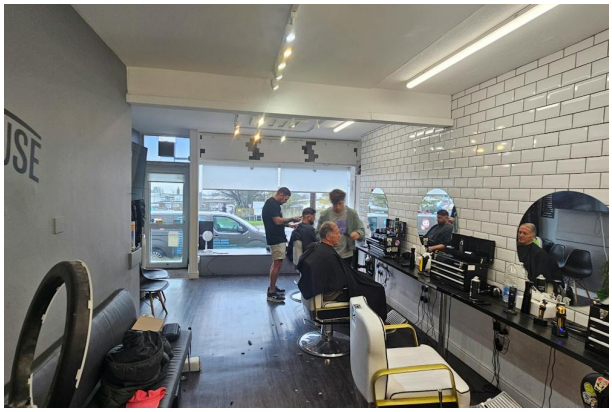
- Prominent road side location
- Rare Freehold Opportunity
- Commercial income with flat sold off on Long-Lease
- Retail income considered reversionary
- Freehold price of £115,000

70-72 Warren Road, Woodingdean, Brighton, BN2 6BA

Summary

Available Size	330 sq ft
Price	£115,000
Rateable Value	£6,100 Current rateable value (1 April 2026 to present) for Ground Floor Shop, 72 Warren Road.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

The property is arranged as two storey mid terrace building, situated in the centre of Woodingdean's established retailing location.

A rare freehold mixed-use investment opportunity comprising a ground floor retail unit with a self-contained 2 bedroom flat above. The ground floor accommodation is predominantly open plan with a kitchen, WC and fire exit at the rear. It is fitted with full glazed frontage, plastered and painted walls and ceilings, with ceiling mounted strip and spotlight LEDs, laminate flooring and a single wall mounted air conditioning unit. The flat has not been inspected due to it being subject to a long-leasehold interest.

Ground Floor Shop, 72 Warren Road - 5 year lease from 15 February 2025 at a rent of £8,100 per annum. We believe this rent is reversionary.
First Floor Flat, 70 Warren Road - 99 year lease from July 2000 paying ground rent of £75 for the first 33 years increasing to £175 for the next 33 years and increasing to £250 for the remainder of the lease.
A copy of each lease is available upon application.

Terms

Freehold for sale subject to the benefit of the existing lease with a guide price of £115,000 (one hundred and fifteen thousand pounds)

EPC Ratings

Ground Floor Shop: C-55
First Floor Flat: B-85

Rateable Value/Council Tax

Ground Floor Shop: Current rateable value (1 April 2026 to present) £6,100
First Floor Flat: Council Tax Band B

Location

The property is located on the northern side of Warren Road, opposite Nuffield Health Brighton Hospital and Downs View School. Situated on an established parade of retail shops and other businesses. Brighton city centre is approximately 4 miles away.

Viewing & Further Information



Alex Roberts
01825 762 222 | 07795 212 798
alex@oldfield-smith.co.uk



Hannah Murphy
01825 762222
hannahm@oldfield-smith.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 16/11/2026