

**NEWLY REFURBISHED CLASS E PREMISES  
SUITABLE FOR VARIETY OF USES  
695 SQ FT  
TO LET**



**46 WARREN ROAD  
BRIGHTON  
BN2 6BA**

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**LOCATION**

The property is situated in a predominantly residential area on the commercial throughfare of Warren Road, Woodingdean. Surrounding tenants are mainly private occupiers including take aways, estate agents and cafes to name a few. Access to the Falmer road which leads to the A27 is a short distance to the East. Central Brighton and The Brighton Marina is 5/10 minute drive to the West.

**ACCOMMODATION**

The premises comprise ground floor Class E premises, arranged as follows:

**SHOP****383 sq ft****REAR SHOP****225 sq ft****KITCHEN/STORE****87 sq ft**

- WC + HWF
- Newly Refurbished

**TENURE**

Leasehold

**LEASE**

New Lease

**RENT**

£10,000 per annum exclusive

**UNIFORM  
BUSINESS RATES**

<b>Description:</b>	<b>Shop and Premises</b>
Rateable Value:	£4,750

<b>VAT</b>	VAT is not chargeable on the terms quoted
<b>LEGAL FEES</b>	Incoming tenant to bear both parties legal costs
<b>VIEWING</b>	Strictly via a prior appointment through sole agent: <b>Tom Graves Property Ltd</b> <b>Tel: 01273 233333</b>