



RETAIL TO LET

17 KINGS PARADE

Ditchling Road, Brighton, BN1 6JT

PROMINENT CORNER RETAIL UNIT TO LET IN
POPULAR BRIGHTON SUBERB

421 SQ FT

Eightfold
property

Tel: 01273 672 999
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Summary

Available Size	421 sq ft
Rent	£17,750 per annum exclusive of rates , VAT & all other outgoings.
Rates Payable	£6,611.75 per annum This property falls into the small business rates threshold & whilst it doesn't qualify for 100% it will qualify for a discount subject to conditions
Rateable Value	£13,250
Car Parking	£500 per space / annum 2 parking spaces are available to rent at the rear of the property by way of separate licence at the cost of £500 per annum each.
VAT	Not applicable
Legal Fees	The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal fees. An unconditional undertaking to be provided prior to release of papers.
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property comprises an attractive ground floor corner retail unit with expansive display windows. In addition to the open plan sales area is small storage space to the rear in addition to an outside WC. In addition to the shop premises 2 parking spaces are available to rent to the rear by way of separate licence.

Location

The property is situated on Kings Parade on Ditchling Road within the very popular Fiveways area. Compared to many of the London villages the area boasts from being within walking distance of the city centre, having great access to both London Road & Preston Park train stations & has an array of desirable schools & thus attracting a good demographic to the area. Nearby occupiers include Flour Pot Bakery, Fiveways Fruits, April, The CO-OP & Wigwam.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	376	34.93
Ground - Storage	45	4.18
Total	421	39.11

Terms

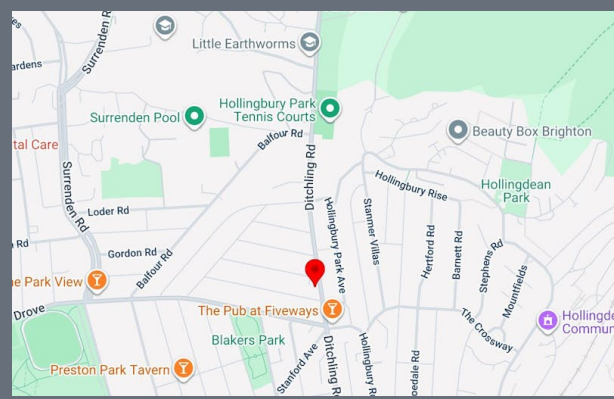
Available by way of a new effective full repairing & insuring lease for a term of at least 5 years. A rent deposit of at least 6 months rent in addition to the first quarters rent will be required where appropriate.

AML & Referencing

AML checks will be required on all connected parties with a shareholding of at least 25%. There will be a charge of £50 plus VAT per person whilst there will be a charge of £75 plus VAT for referencing.

Plans

Please note plans are not to scale & should not be relied upon but are just for indicative purposes.



Get in touch

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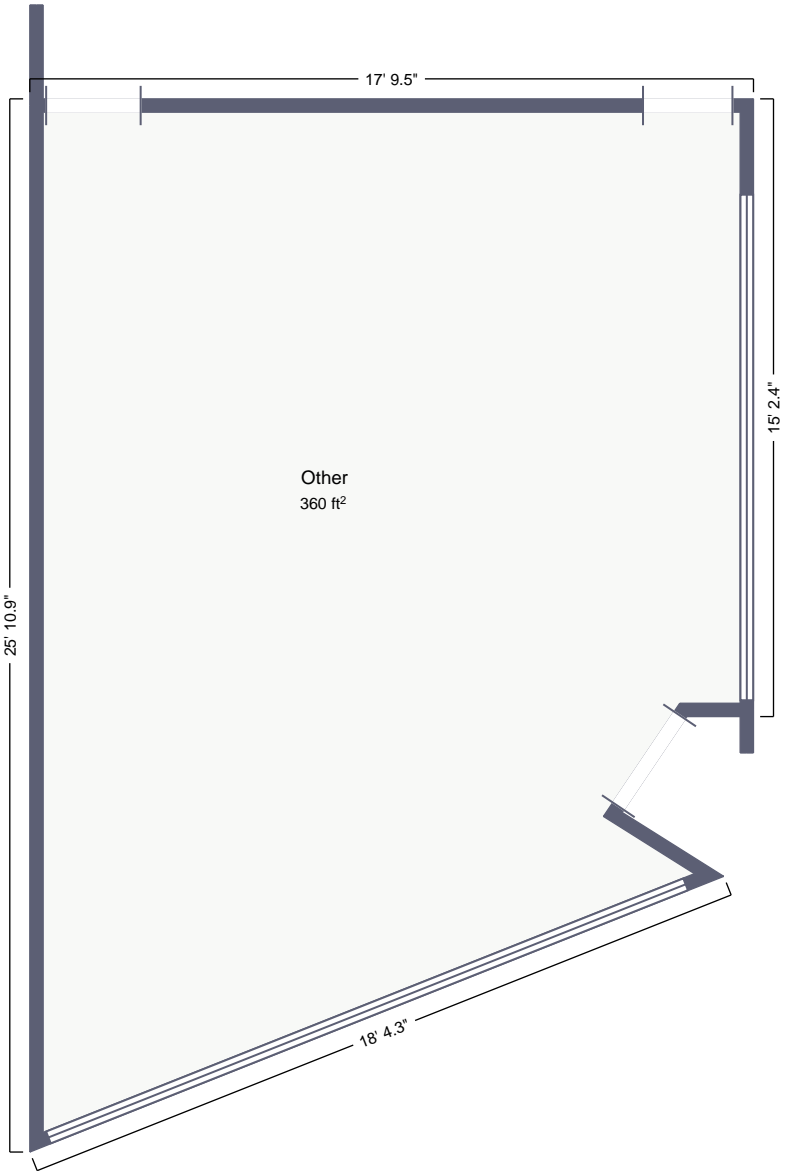
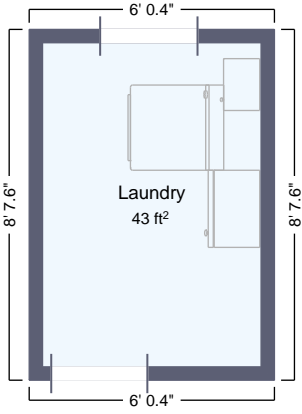
Eightfold Property

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17 Kings Parade, Ditchling Road, Brighton

Approximately 440 ft² total



3 ft