



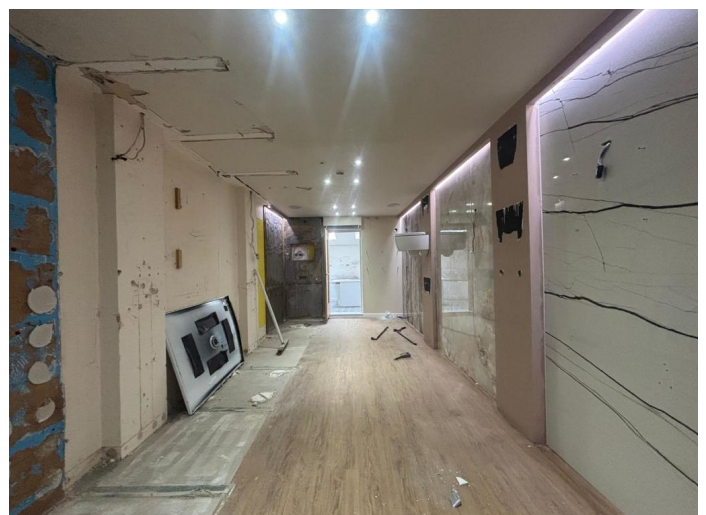
66 - 70 Dyke Road
Brighton, East Sussex, BN1 3JD

TO LET

Rarely available Class E Premises
132.75 Sq M / 1,429 Sq Ft

Key Features:

- Situated in a busy pedestrian and vehicular thoroughfare
- Within 10 minutes walk of Brighton Train Station
- New lease available
- Suitable for a variety of uses (STP)
- Excellent local amenities
- Available immediately





66 - 70 Dyke Road
Brighton, East Sussex, BN1 3JD

Location

The premises are situated in the popular Seven Dials district of the city. It is within an established parade on the eastern side of Dyke Road, adjacent to the southern end of the busy Seven Dials roundabout. It is a busy secondary trading position with a wide variety of local retailers, coffee shops, restaurants, and bars.

Description

The subject property comprises a ground floor mid terraced retail unit with a Kitchenette, WC, mezzanine floor and basement.

Accommodation

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground floor	913	84.82
Basement	451	41.9
Mezzanine	65	6.04
Total	1,429	132.75

EPC

We understand the property has an EPC rating of C-55

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £31,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

Business Rates

Rateable Value (2026): £19,250

Occupiers will pay approximately 38% of this per annum.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

2 July 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Aaron Lees
a.lees@flude.com
01273 740387
www.flude.com



Flude
PROPERTY CONSULTANTS

