

PRIME RETAIL UNIT

TO LET



129 WESTERN ROAD, BRIGHTON

EAST SUSSEX, BN1 2AD



**GRAVES
SON &
PILCHER**

01273 321 123 GSP.UK.COM

Location

Situated within an established trading location on the northern side of Western Road, Brighton and within close proximity of Churchill Square. Local traders include; Waitrose, Taco Bell, Small Batch Coffee and Sainsbury's Local.

Accommodation

A chance to occupy this prime retail unit in Western Road, Brighton which would suit a variety of commercial traders. The accommodation is configured over split level ground floor with lower ground floor kitchenette, w/c facility and storage space. A new glass frontage has been fitted by the landlord.

Ground Floor	356 sq ft / 33 sq m
Lower Ground Floor	301 sq ft / 27.9 sq m
Total Accommodation	657 sq ft / 60.9 sq m

Terms

A new effective full repairing and insuring lease for a term to be agreed at a commencing rental of £25,000 per annum exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Rateable Value - £13,750

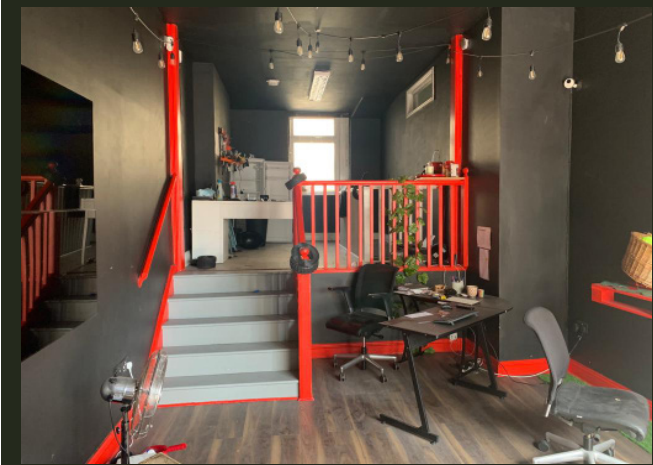
EPC - D 84

amenities and services not tested
all measurements are approximate

Viewing by appointment with sole letting agent GRAVES SON & PILCHER LLP



01273 321 123 www.gsp.uk.com



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.