



Prime Return Frontage E Class Unit

52 Norfolk Square
Western Road, Brighton, BN1 2PA

Retail
TO LET

797 sq ft
(74.04 sq m)

- Prominent corner location
- Prime Retail thoroughfare
- Would suit a variety of commercial traders
- Open plan sales area with basement
- Kitchenette and WC

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Summary

Available Size	797 sq ft
Rent	£25,000 per annum
Rateable Value	£20,750
Legal Fees	Each party to bear their own costs
EPC Rating	B (47)

Description

Situated in a prominent corner location on a prime retail thoroughfare. The accommodation would suit a variety of commercial traders. The accommodation is configured over ground floor open plan sales area, rear staff area with kitchenette and WC facilities, and lower ground floor basement. The unit benefits from a large return frontage, side and rear access, suspended ceilings, electric heating, aircon & heating system.

Accommodation

The accommodation comprises the following areas:

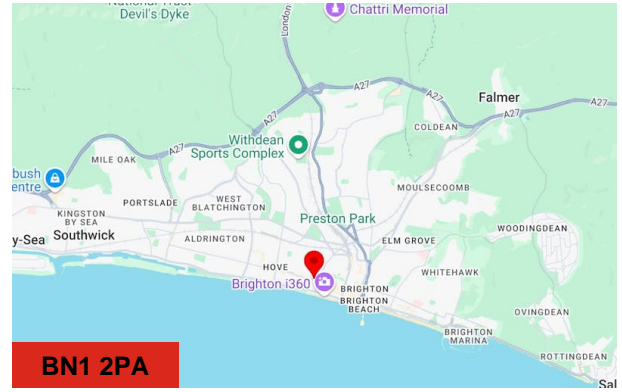
Floor/Unit	Description	sq ft	sq m
Ground	Sales Area	468	43.48
Ground	Rear Staff Area	120	11.15
Lower Ground	Lower Ground	209	19.42
Total		797	74.05

Location

Situated on the north side of Western Road, in a busy commercial thoroughfare, being a particularly well used commuter route between the multiple retailers of Churchill Square, Western Road and Church Road. Local traders include Trading Post Coffee Roasters, Bankers Fish & Chip and The Temple Bar.

Terms

A new 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.



Viewing & Further Information



James Haywood

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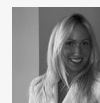
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