

PRIME RETAIL PREMISES

TO LET



65 WESTERN ROAD, BRIGHTON

EAST SUSSEX, BN1 2HA



01273 321 123

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Location

Situated on the southern side of the popular commercial thoroughfare of Western Road and amongst well know retailers including Flannels, McDonalds and Argos. Churchill Square shopping centre is a short walk away with Brighton Station approximately a 15 minute walk.

Accommodation

An opportunity to acquire this prime retail premises in the heart of Brighton which would suit a variety of commercial traders. Currently configured as ground floor open plan sales area with basement storage. The unit is to be reconfigured as shown on the below floor plans.

Approximate net internal floors areas are:

Ground Floor	743 ft ²	69 m ²
Basement	864 ft ²	80.2 m ²
Total Accommodation	1,607 ft ²	149.2 m ²

amenities and services not tested
all measurements are approximate

Terms

A new effective full repairing and insuring lease for a term to be agreed at a commencing rental of £40,000 per annum exclusive, subject to rent reviews at the appropriate intervals. Each party is to be responsible for their own legal fees.

The property is elected for VAT.

Rateable Value To be assessed

EPC C

Viewing

Joint Sole Agents Carr & Priddle

James Haywood

Simon Thetford

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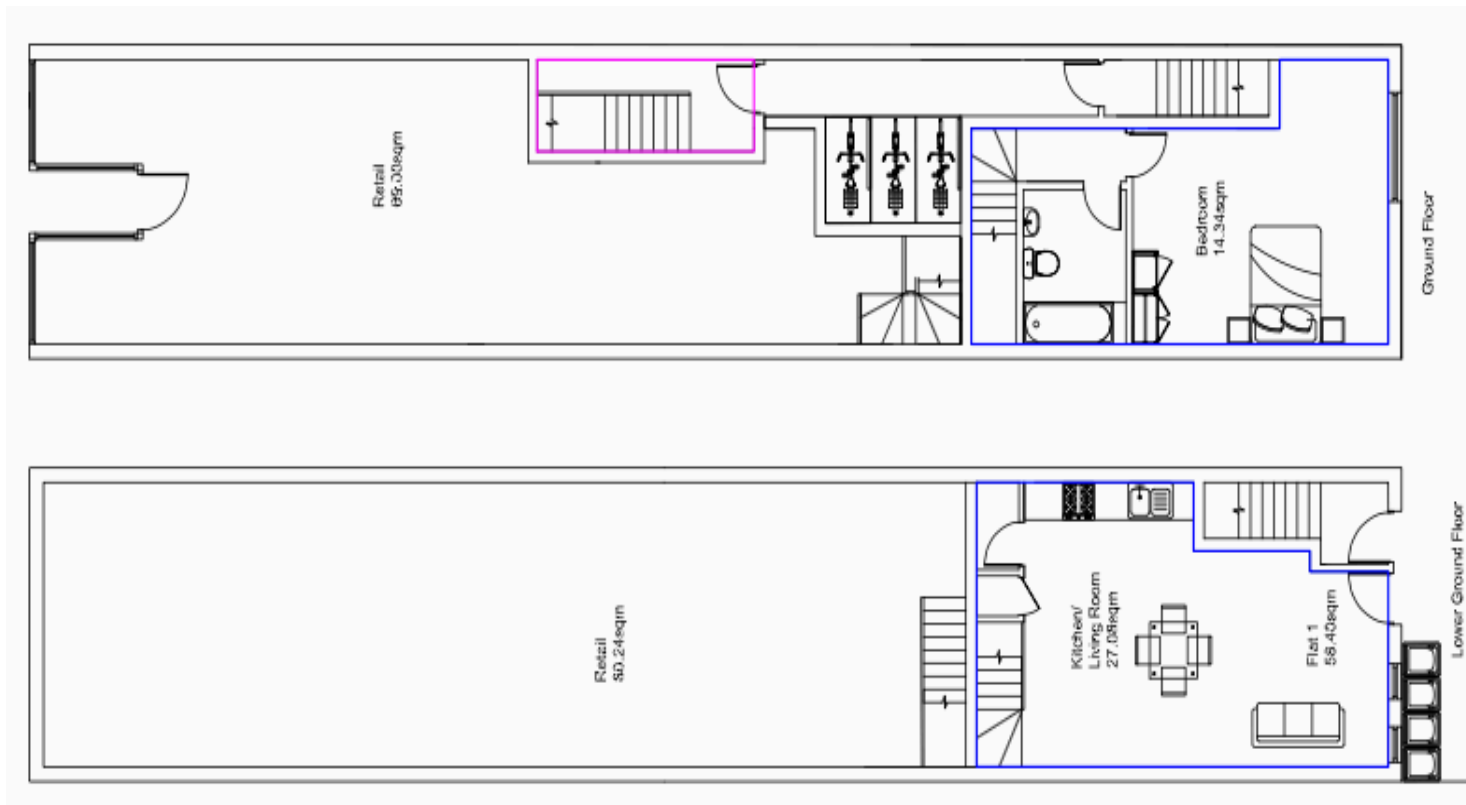


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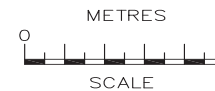


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WESTERN ROAD



STONE STREET



Project:	Rear of 65Western Road 19 Stone Street Brighton BN1 2HB	Drawing type:	PROPOSED Floor Plan	
NOTES The contractors are to check all the dimensions, levels, drain runs and general condition of the site before works commence and immediately of any error omissions or discrepancies. All works are to be carried out in accordance with current Building Regulations, British Standards, Code of Practice and Local Authority Requirements. Do not scale of from this drawing.	Date:	JUN'21	Scale:	1:100 @ A3
	Dwg. No.	WR.65.PR.FP.01.	Drawn by:	



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