



TO LET

RETAIL – 1,387 SQ FT (128.85 SQ M)
109A/110 Western Road, Brighton, East Sussex, BN1 2AA

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Rent | £50,000 PAX - NO VAT

LOCATION

The property is situated in a prominent corner location on the southern side of the Western Road, at its junction with Norfolk Square and approximately 300 metres north of Brighton beach and approximately one mile west of Brighton city centre.

Western Road is one of Brighton & Hove's main retailing and commercial thoroughfares.

Nearby occupiers include Waitrose, Small Batch, Fox & Sons and Leaders Estate Agents.

DESCRIPTION

The premises occupy a prominent corner position. The accommodation is arranged over the ground and lower ground floor and provides an open plan sales area with WC facilities, and storage accommodation on the lower ground floor.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Ground floor	922	85.65
Basement	555	51.57
TOTAL	1,477	137.22

RENT

£50,000 PAX

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £36,000

LEASE TERMS

A new full repairing and insuring (FRI) lease available on terms to be agreed.

VAT

VAT will not be chargeable on the terms quoted.

SERVICE CHARGE

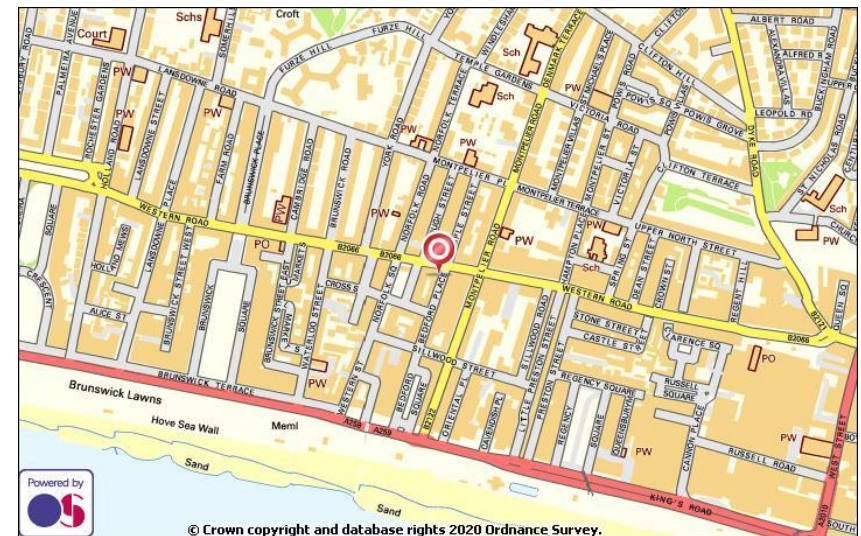
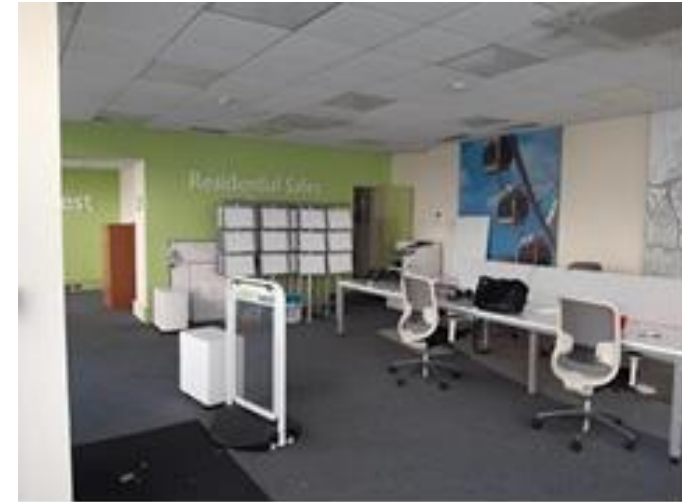
Further information available from the agent upon request.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of D.



VIEWINGS – 01273 876 200

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