

MAKING  
PROPERTY  
WORK  
SHW.CO.UK

SHW



TO LET

RETAIL – 2,536 SQ FT (235.59 SQ M)  
123-124, Western Road, Brighton, BN1 2AD

**DESCRIPTION**

The premises comprise a double-fronted ground floor retail unit with basement accommodation, forming part of a five-storey end-terraced building.

The unit is arranged as a main sales area at ground floor level with ancillary basement space.

The property benefits from a glazed return frontage, providing excellent visibility onto both Western Road and the surrounding retail environment.

**LOCATION**

The property occupies a prominent position on Brighton's main retail thoroughfare Western Road, Brighton, close to Waitrose and Taj The Grocer plus an array of independent retailers and restaurants.

**RENT**

£50,000 PAX

**RATES**

The current Rateable Value of the property is £52,000.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

26-50

**B**

26 B

**ACCOMMODATION (NET INTERNAL AREA)**

|                     | SQ FT        | SQ M          |
|---------------------|--------------|---------------|
| Ground Floor Retail | 1,424        | 132.29        |
| Basement            | 1,112        | 103.3         |
| <b>TOTAL</b>        | <b>2,536</b> | <b>235.59</b> |



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SHW Property

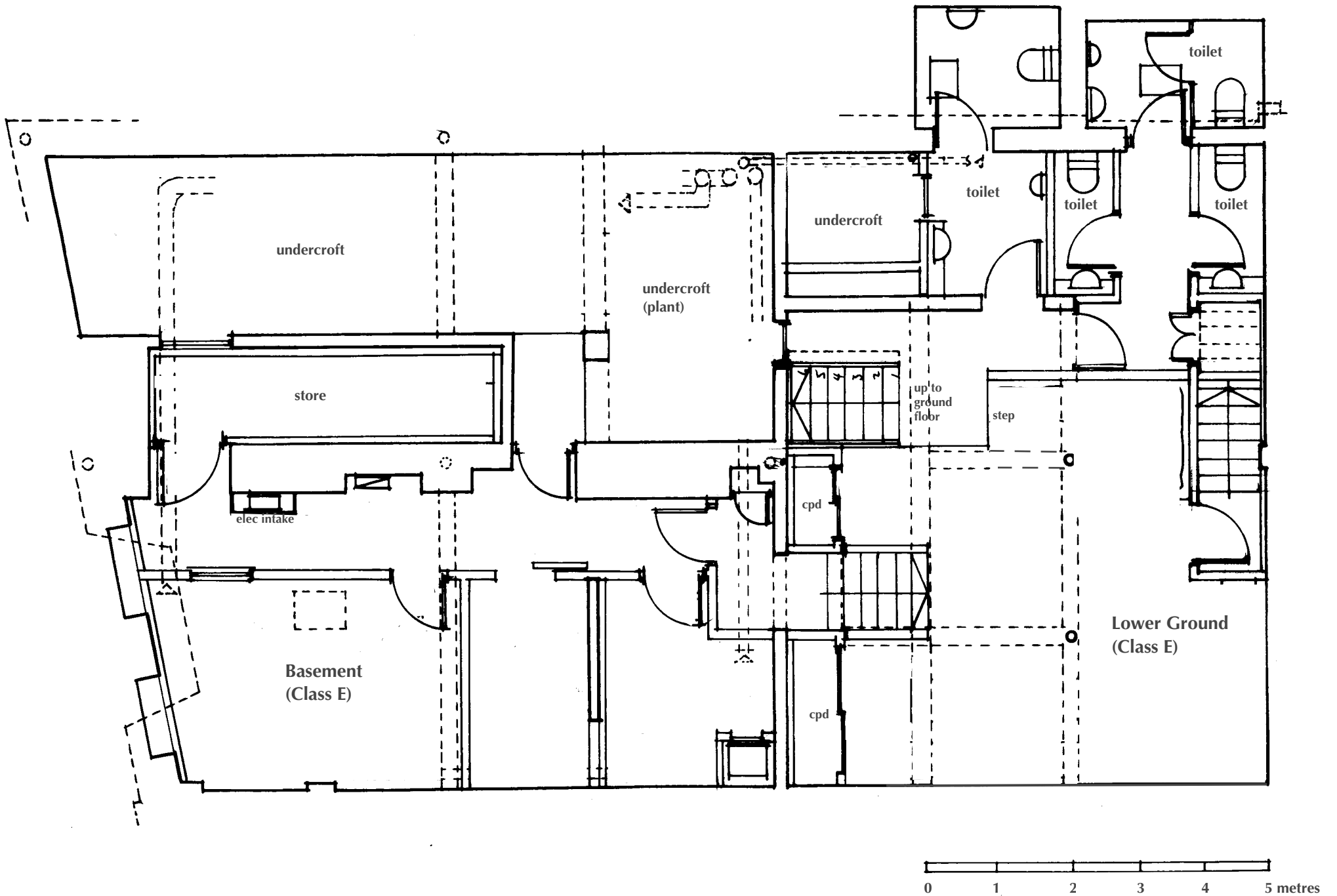


SHW Property

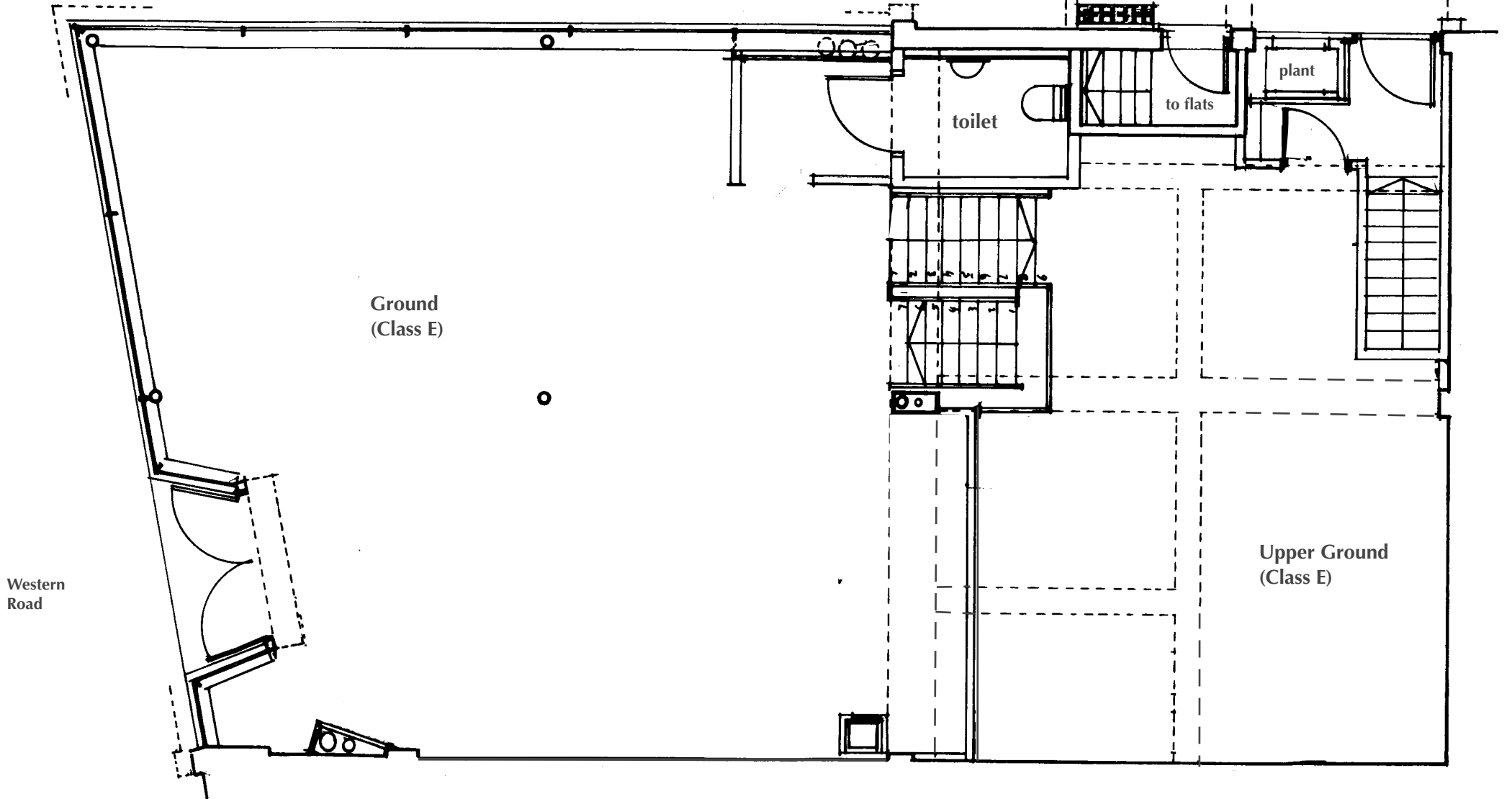
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Temple Street



Western Road

Ground  
(Class E)

Upper Ground  
(Class E)

