



TO LET

91 Western Road
Brighton, BN1 2LB



Key Features

- Prominent Western Road location close to Churchill Square Shopping Centre
- High levels of pedestrian footfall and vehicular traffic
- Open plan ground floor sales area
- Additional basement accommodation (1,015 sq ft) and WC facilities
- New electrics, fuse board and lighting installed throughout
- Suitable for a variety of retail, leisure and commercial uses (STP)
- New EFRI lease available at a rent of £37,000 per annum (3 months rent free available subject to terms)
- Strong nearby occupier mix including national and independent retailers
- Nearby retailers include Waitrose, Café Nero, CEX, Yorkshire Building Society, Oxfam, Sainsbury's Local, Premier Convenience Store and Taj the Grocer
- Virtual Tour - <https://youtu.be/OJ9cjt5prSU>





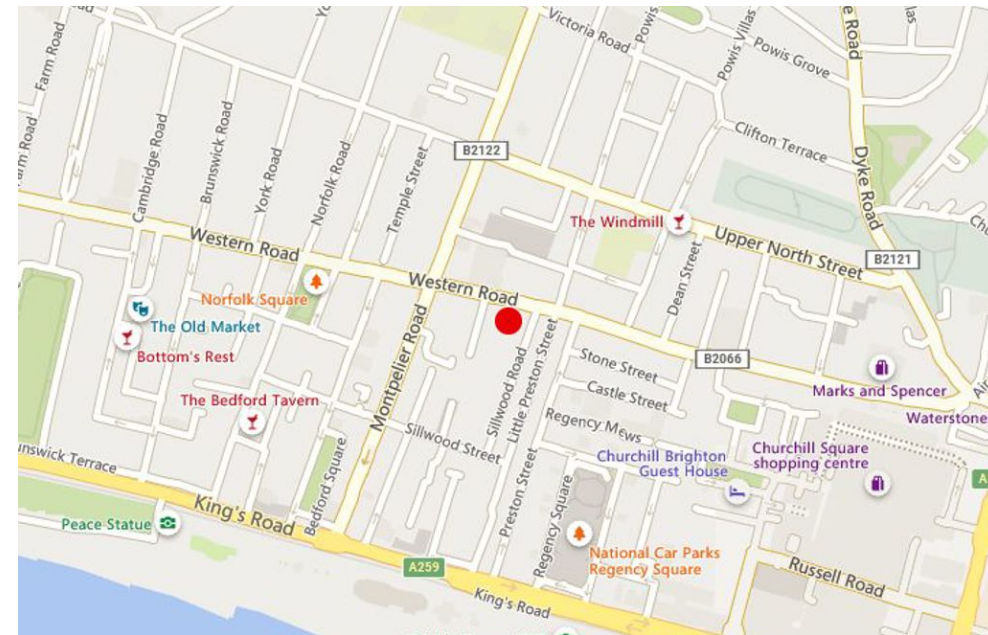
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Location & Situation

The property occupies a prominent position on the western end of Western Road, one of Brighton's principal retailing thoroughfares, situated on the southern side of the street close to the entrance to Churchill Square Shopping Centre.

The location benefits from strong pedestrian footfall and an established mix of national, regional and independent occupiers.

Nearby retailers include Waitrose, Café Nero, CEX, Yorkshire Building Society, Oxfam, Sainsbury's Local, Premier Convenience Store and Taj the Grocer, together with a wide range of leisure and hospitality operators, reinforcing the area as a vibrant and well-established trading location.





Description & Accommodation

The premises are arranged over ground floor and basement levels, together with WC facilities. The accommodation provides predominantly open plan retail space suitable for a variety of retail and commercial uses.

The unit has recently undergone a comprehensive refurbishment programme, including a new consumer/fuse board, upgraded electrics and new lighting throughout, providing bright and well-presented accommodation ready for immediate occupation.

The property has the following approximate Net Internal Areas (NIA):

Area	Sq Ft	Sq M
Sales Area	1,029	95.59
Basement	1,015	94.29
Total	2,044	189.89

[Click here to take a virtual tour](#)





Rateable Value

Rateable Value (2026): £39,750

Occupiers will pay approximately 38% of this per annum.

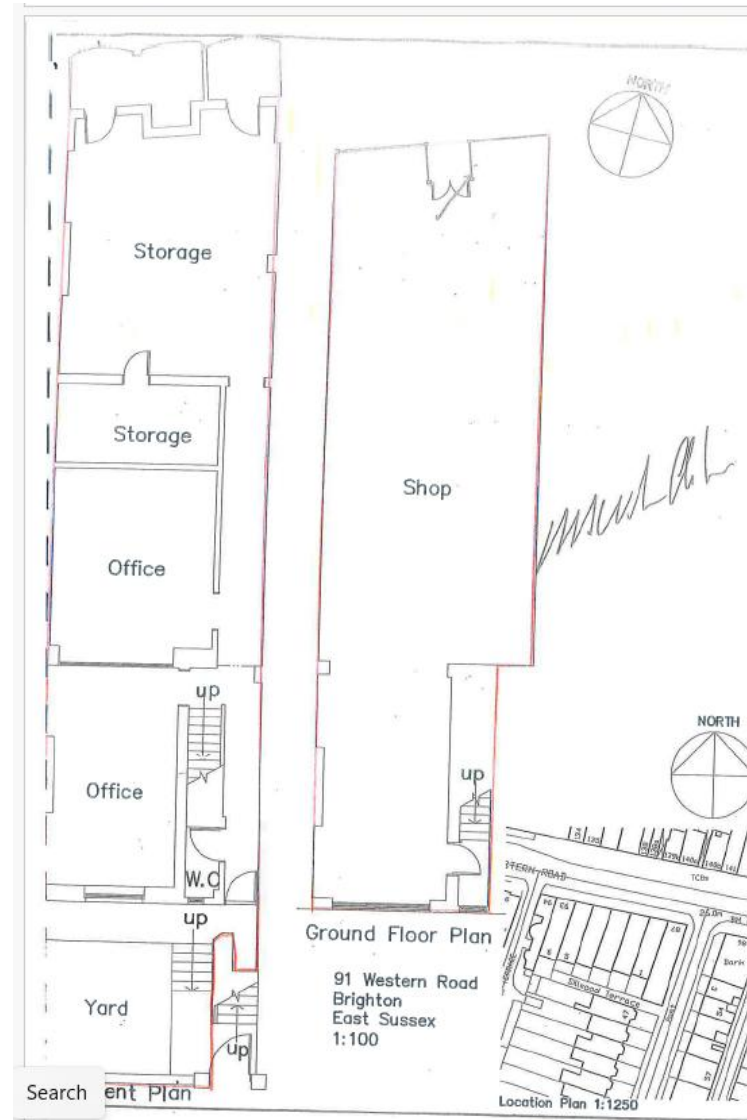
EPC

We understand the property has an EPC rating of D-78.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.



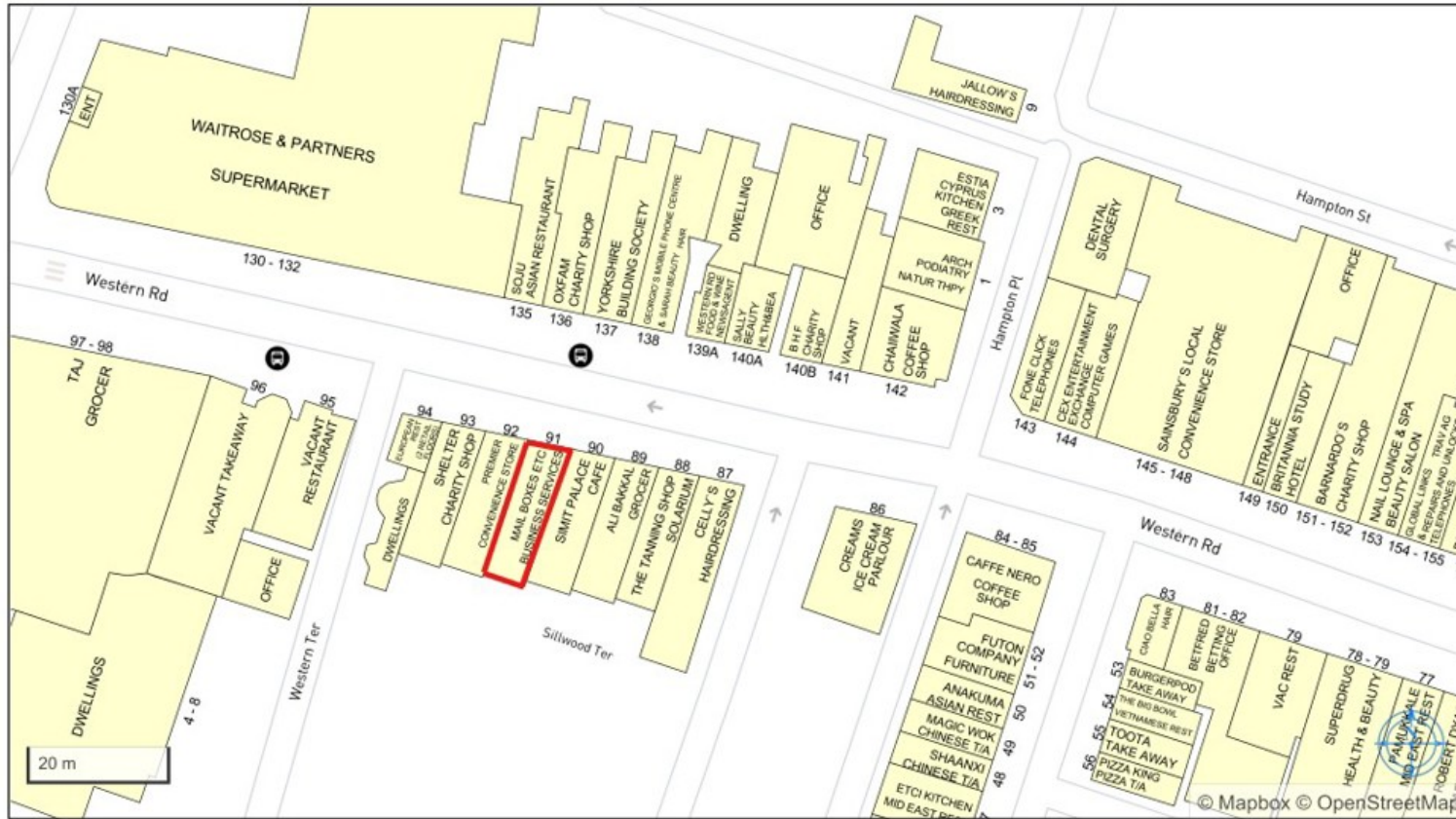


FLOOR PLAN For identification purposes only.



Brighton Central (Master)

Modified: 05-Dec-25 / Surveyed: 21-Aug-25



Experian Goad Plan Created: 22/01/2026



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GOAD PLAN For identification purposes only.



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Terms

The property is available to let by way of a new effective full repairing and insuring lease at a commencing rent of £37,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

The service charge and buildings insurance is for YE 2026 is £8,893 per annum.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is not elected for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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27 May 2026

