



**70 Western Road**  
Brighton, BN1 2HA

**TO LET Retail Unit**  
**Rental £35,000 PA**

**1,045 sq ft**  
(97.08 sq m)

- High profile position
- Excellent footfall
- New Lease

# 70 Western Road, Brighton, BN1 2HA

## Summary

Available Size	1,045 sq ft
Rent	£2,916.66 per month
Business Rates	To be reassessed
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

Retail unit arranged over ground floor & basement. The ground floor comprises an open plan retail unit whilst the basement is arranged as several rooms where a WC is also located.

## Location

The property is located on the southern side of Western Road, Brighton surrounded by a number of multiple occupiers including Robert Dyas, KFC, McDonald's, Sainsbury's, Cafe Nero & Superdrug as well as number of local operators. Brighton seafront is a few minutes walk away, whilst Churchill Square Shopping centre is few hundred yards to the east.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	652	60.57
Lower Ground	393	36.51
<b>Total</b>	<b>1,045</b>	<b>97.08</b>

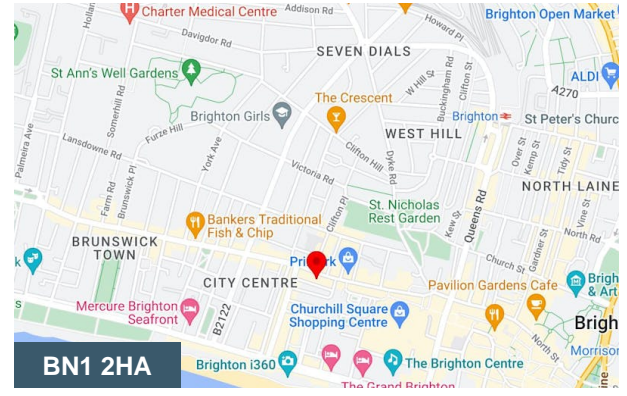
## Viewings

Viewings can be arranged via the Landlords Sole Agent - Newlands Property

## Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £35,000 per annum exclusive.

\*Disclaimer\* In accordance with the estate agency act 1979 we advise that the seller of this property has a connection with Newlands Property, for more information please contact our agency.



## Viewing & Further Information



**Richard Lowrey**

01273-779777 | 07725-723021

richard@newlandsproperty.com