



79-80 Western Road

Brighton, BN1 2HA

TO LET - Prime Class E Unit
Rental £70,000 PAX

1,942 sq ft
(180.42 sq m)

- New Lease
- No Premium
- Planning Approved for Extract Flue

79-80 Western Road, Brighton, BN1 2HA

Summary

Available Size	1,942 sq ft
Rent	£5,833.33 per month
Rates Payable	£28,416 per annum
Rateable Value	£55,500
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	E (113)

Description

Very well presented prime pitch Class E retail space most recently used for Coffee Shop. The property has an imposing frontage offering an excellent company profile, great ceiling height with open plan format along with counter and rear kitchen/ prep area, with W.C's and additional basement storage space.

Location

The property is located on the South side of Western Road, just down from Churchill Square shopping centre, with nearby occupiers including Cafe Nero, KFC, McDonalds, Sainsburys, Betfred & Superdrug.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,369	127.18
Lower Ground	573	53.23
Total	1,942	180.41

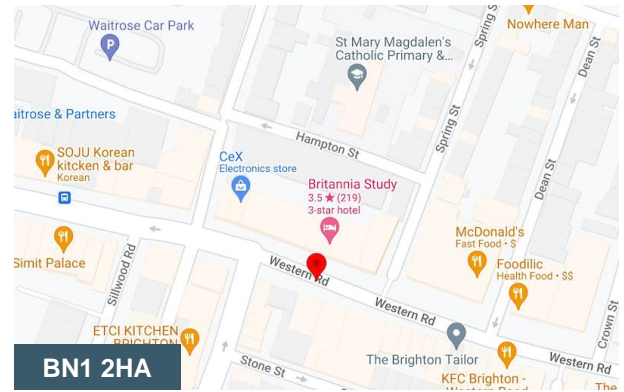
Viewings

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

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

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental £70,000 per annum exclusive.



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com