



73 Western Road

Brighton, BN1 2HA

**TO LET - Prime City Centre
Retail Space
Rental £45,000 PAX**

2,077 sq ft
(192.96 sq m)

- New Lease
- High Footfall Area

73 Western Road, Brighton, BN1 2HA

Summary

Available Size	2,077 sq ft
Rent	£3,750 per month
Rates Payable	£17,881.50 per annum
Rateable Value	£32,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (46)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	770	71.54
Lower Ground	1,307	121.42
Total	2,077	192.96

Description

The property comprises of an open plan ground floor retail area with additional retail/storage space on the lower ground floor space.

Location

The property is located on the South side of Western Road, Brighton just along from Churchill Square shopping centre, the area has a very high level of footfall and passing trade. Other occupiers in the area include KFC, McDonalds, Robert Dyas, Betfred, Superdrug H&M and Flannels

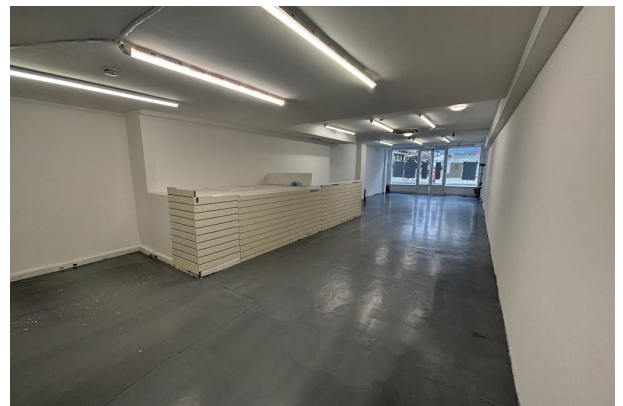
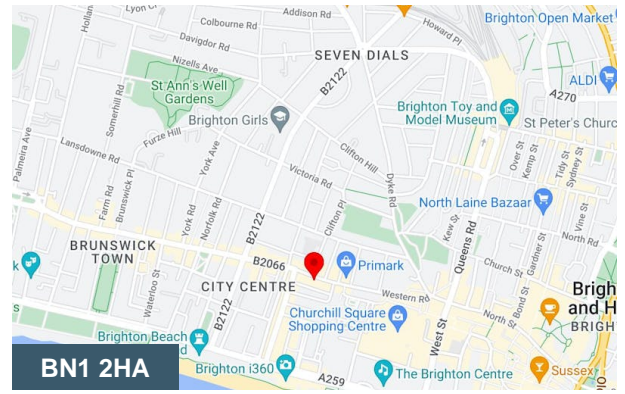
Terms

The property is available on a new FRI lease with terms to be agreed, asking rental of £45,000 per annum exclusive.

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

Viewings

Viewings can be arranged via Newlands Property.



Viewing & Further Information



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