



157-161 Western Road

Brighton, BN1 2BB

**TO LET - Landmark City
Centre Building
Rental £300,000 PAX**

24,438 sq ft
(2,270.36 sq m)

- New Lease
- Suit Various Uses (STPC)
- Imposing Building

157-161 Western Road, Brighton, BN1 2BB

Summary

Available Size	24,438 sq ft
Rates Payable	£103,230 per annum
Rateable Value	£186,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (98)

Description

Substantial city centre building with excellent company profile and return frontage, currently arranged over Basement, Ground, 1st & 2nd floors. Would suit various uses from retail to leisure occupiers.

Location

Brighton is a seaside town on the southern coast of England in East Sussex. The town is situated 11 miles east of Worthing, 21 miles west of Eastbourne and 47 miles south of London. The subject property is located on Western Road and benefits from a return frontage along Spring Street. The premises are located immediately next to McDonalds with other national occupiers nearby including Superdrug, Robert Dyas and Primark.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	7,346	682.47
Ground	5,854	543.85
1st	5,390	500.75
2nd	5,848	543.30
Total	24,438	2,270.37

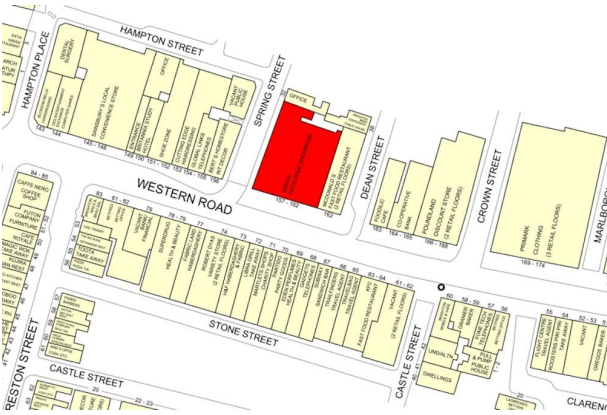
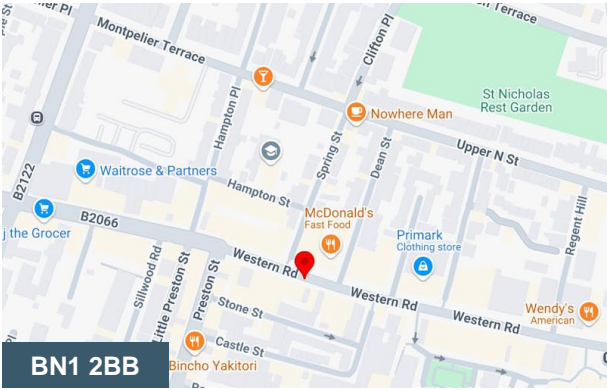
Viewings

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

Terms

The building is available on a new FRI lease with terms to be agreed, asking rental £300,000 PAX.

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.



Viewing & Further Information



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