



**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
- Planning Approved for Extract Flue
- Excellent condition

# 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, 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         |
| <b>Total</b> | <b>1,942</b> | <b>180.41</b> |

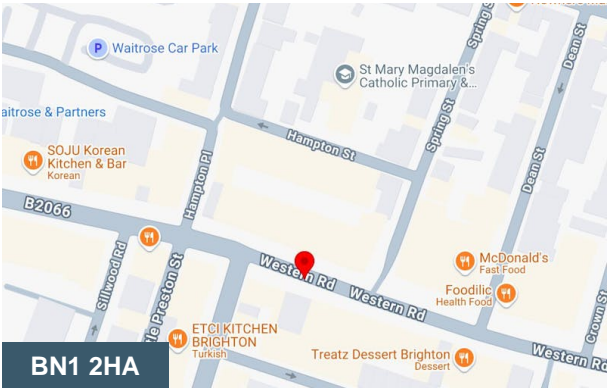
## Viewings

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