



**32-33 Western Road**

Brighton, BN1 2EB

**TO LET - Prime City Centre  
Unit  
Rental £90,000 PAX**

**1,812 sq ft**  
(168.34 sq m)

- New Lease
- Available Now

# 32-33 Western Road, Brighton, BN1 2EB

## Summary

Available Size	1,812 sq ft
Rent	£7,500 per month
Rates Payable	£25,449 per annum
Rateable Value	£51,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (86)

## Description

Prime city centre Class E unit with excellent frontage, the unit would suit various uses (STPC) the space offers an open plan retail area with lower ground floor restricted head height storage space.

## Location

Located on the South side of Western Road, Brighton with high level of passing trade and footfall, nearby occupiers include Halifax, Ann Summers, Holland & Barrett, Kokoro, Wendys, Flannels, M&S. With the main Churchill Square shopping centre just round the corner with access to the multi level car park.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,000	92.90
Basement - Storage Space	812	75.44
Total	1,812	168.34

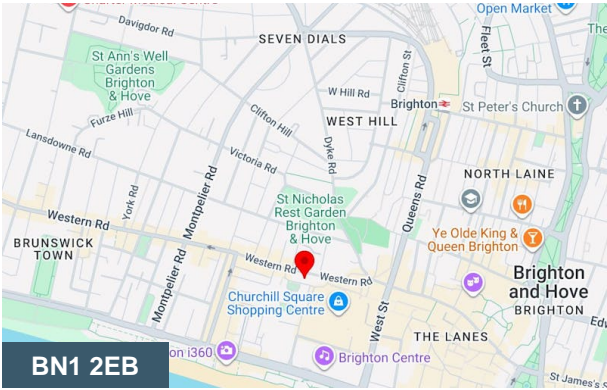
## Viewings

Viewings can be arranged via Sole Agents Newlands Property Tel: 01273-779777.

*\*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.

## Terms

Available on a new FRI lease with terms to be agreed, asking rental £90,000 pax.



## Viewing & Further Information



**Richard Lowrey**  
01273-779777 | 07725-723021  
richard@newlandsproperty.com