



NEWLANDS  
PROPERTY

To Let



76 Western Road

Brighton, BN1 2HA

**TO LET - Fitted Restaurant  
Premises  
Rental £50,000 PAX**

- New Lease
- No Premium
- Available Now

**1,780 sq ft**  
(165.37 sq m)

# 76 Western Road, Brighton, BN1 2HA

## Summary

Available Size	1,780 sq ft
Rent	£4,166.66 per month
Rates Payable	£19,585.75 per annum
Rateable Value	£39,250
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (39)

## Description

The property is arranged with open plan ground floor restaurant seating area full bi-fold opening doors, space for outside seating, along with feature kitchen at back of the unit, GF W.C's as well as dumbwaiter from the additional service kitchen on LGF with fitted walk in fridge and freezer and additional office space and storage.

The unit is extensively fitted out providing a turn key setup for a new occupier.

## 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	900	83.61
Basement	880	81.75
<b>Total</b>	<b>1,780</b>	<b>165.36</b>

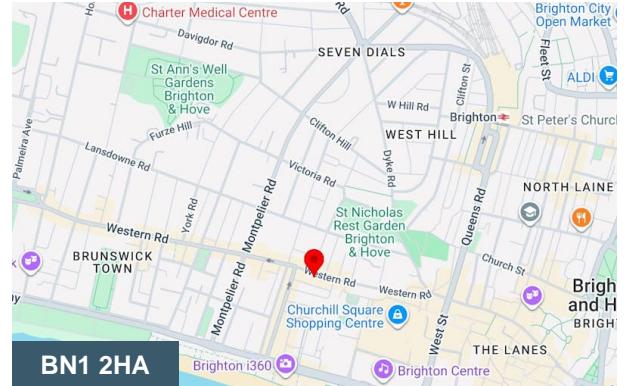
## Viewings

Viewings can be arranged via landlords Sole Agents - Newlands Property

## Terms

Available on a new FRI lease with terms to be agreed, asking rental £50,000 pax.  
With no premium required.

\*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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