



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

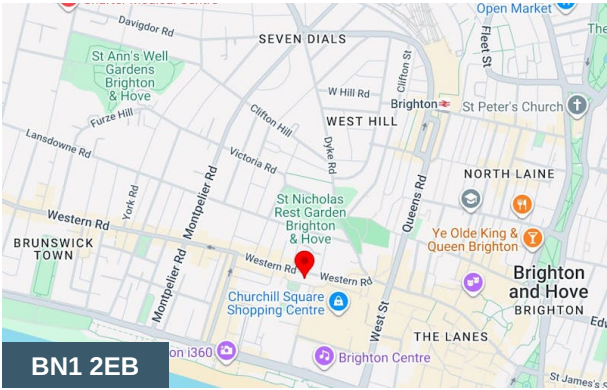
Viewings

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



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