



40 Western Road

Brighton, BN1 2EB

**TO LET - Prime Class E
Retail Unit
Rental £47,500 PAX**

740 sq ft
(68.75 sq m)

- New Lease
- Available May 2026

40 Western Road, Brighton, BN1 2EB

Summary

Available Size	740 sq ft
Rent	£3,958.33 per month
Rates Payable	£14,346.25 per annum
Rateable Value	£28,750
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property is a ground floor Class E retail space, suitable for various uses within that user class.

Location

The property is located on the South side of Western Road, Brighton within a high footfall area, other nearby occupiers include, Tesco, M&S, Flannels, Wendys, Ann Summers, Halifax, Kokoro, Greggs & a short distance away is Churchill Square shopping centre.

Accommodation

The accommodation comprises the following areas:

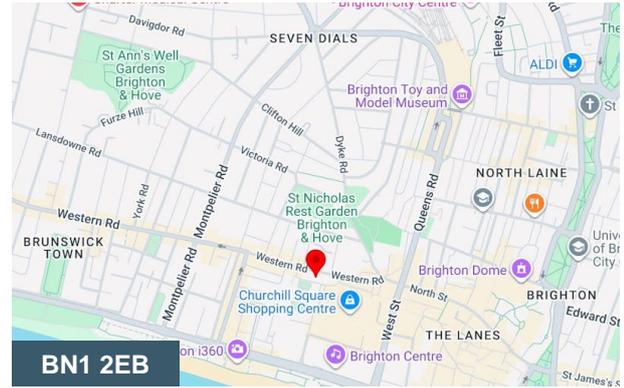
Name	sq ft	sq m
Ground	740	68.75
Total	740	68.75

Viewings

Viewings can be arranged via Joint Sole Agents - Newlands Propety & Lever Charles Granger

Terms

The property is available on a new FRI lease, with terms to be agreed, asking rental £47,500 PAX.



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com

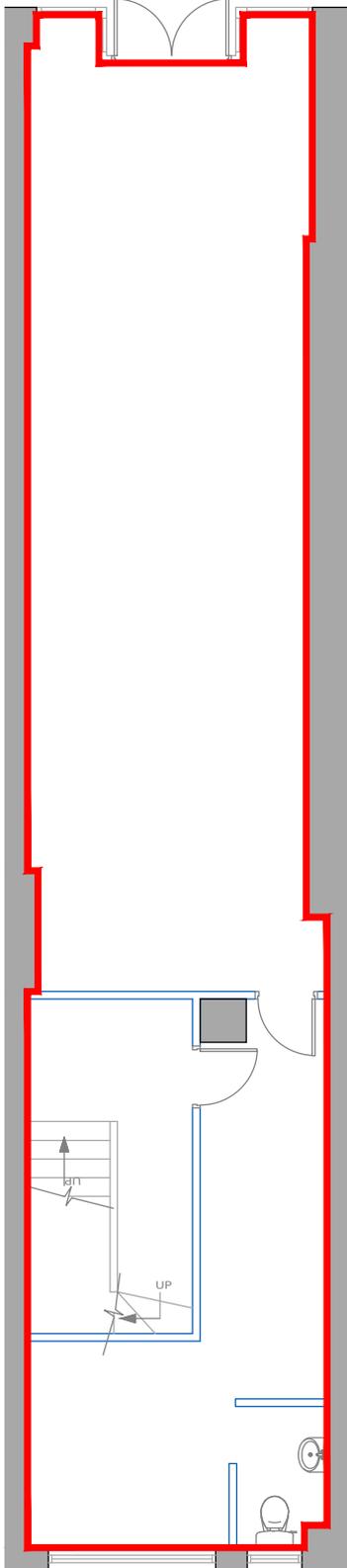
Mr John Charles (Joint Agent)

07889 035155

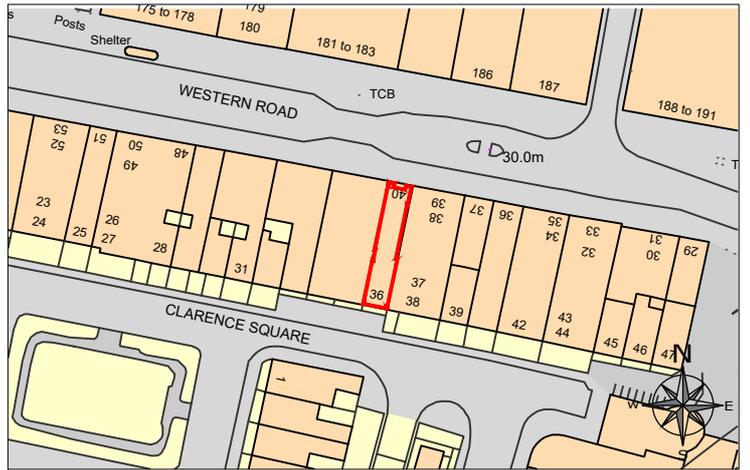
jc@lcg.uk.com

WESTERN ROAD

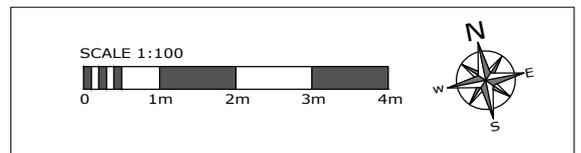
NO.40
ENTRANCE



GROUND
FLOOR



LOCATION PLAN SCALE 1:1250



drawing address 40 WESTERN ROAD BRIGHTON BN1 2EB	location/details GROUND FLOOR LEASE PLAN	date 25/05/16	scale 1/100
		dwg. no. PP3911-01	sheet A4



PLEASE NOTE: THIS IS AN A4 PLAN, IT SHOULD NOT BE ENLARGED OR SHRUNK TO FIT. WHEN PRINTING SET THE SCALE TO 'NONE'