



88 Western Road

Brighton, BN1 2LB

TO LET - Class E Unit
Rental £40,000 PAX

1,054 sq ft
(97.92 sq m)

- New Lease
- Available Now

88 Western Road, Brighton, BN1 2LB

Summary

Available Size	1,054 sq ft
Rent	£3,333.33 per month
Rates Payable	£18,587.75 per annum
Rateable Value	£37,250
Service Charge	£3,369.60 per annum Service charge billed quarterly 20% of buildings costs.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (40)

Description

The property comprises of a ground floor open plan retail space, with kitchenette & W.C, great window display area in a high footfall location. The unit would suit various businesses under the Class E use.

Location

Located on the South side of Western Road opposite Waitrose the unit occupies a prominent position on a high footfall area of the street, with good level of passing trade.

Accommodation

The accommodation comprises the following areas:

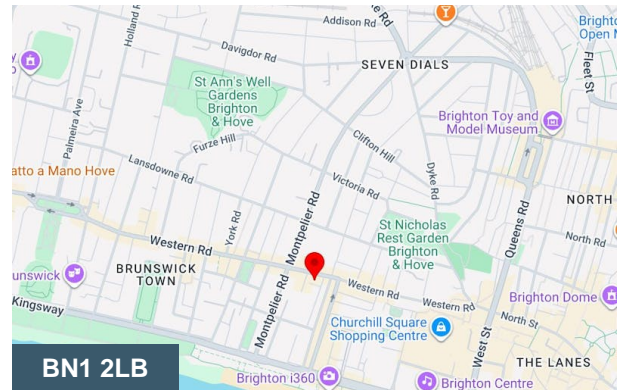
Name	sq ft	sq m
Ground	1,054	97.92
Total	1,054	97.92

Viewings

Viewings can be arranged via the Landlords Sole Agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed, minimum term certain of 5 years required. Asking rental £40,000 per annum exclusive + Service charge contribution.



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com

Energy performance certificate (EPC)

88 Western Road BRIGHTON BN1 2LB	Energy rating	Valid until: 4 March 2034
	B	Certificate number: 2688-4893-4883-4515-5245

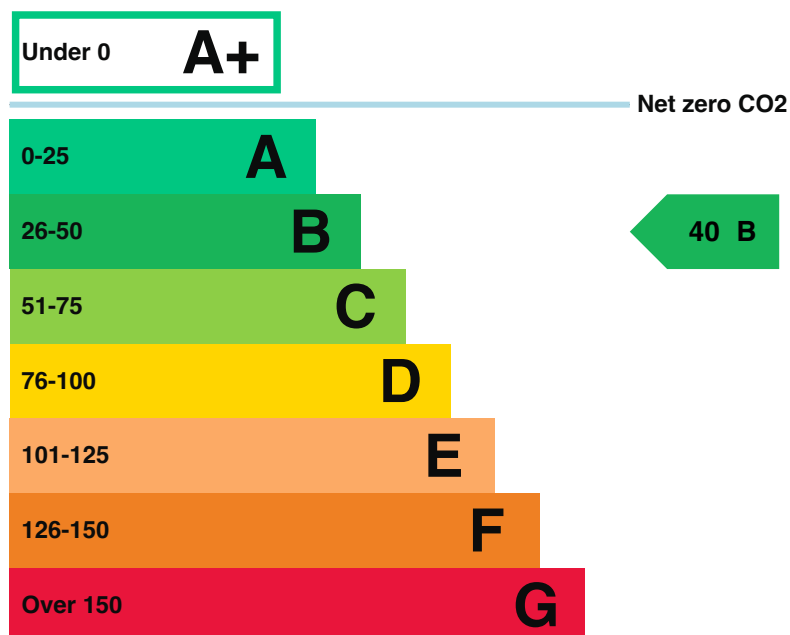
Property type	Retail/Financial and Professional Services
Total floor area	98 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

13 A

If typical of the existing stock

54 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	14.29
Primary energy use (kWh/m ² per year)	156

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6796-7455-9004-2131-0901\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	John Hole
Telephone	01273 321864
Email	johnhole@epcbrighton.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015102
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC Brighton Ltd
Employer address	16 Holmes Avenue
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	1 March 2024
Date of certificate	5 March 2024