



**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	N/A
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:

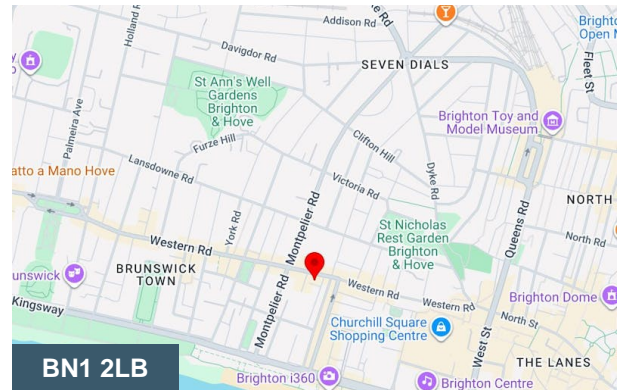
Name	sq ft	sq m
Ground	1,054	97.92
<b>Total</b>	<b>1,054</b>	<b>97.92</b>

## 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.



## Viewing & Further Information



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