



Unit 4

157-161 Western Road, Brighton, BN1 2BB

**TO LET - New FF Class E
Unit
Rental £120,000 PAX**

5,789 sq ft
(537.82 sq m)

- New Lease
- Suit Various Uses (STPC)
- Imposing Building

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Summary

Available Size	5,789 sq ft
Rent	£10,000 per month
Business Rates	To be reassessed by VOA
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

Substantial city centre building undergoing full refurbishment with excellent company profile & frontage, open plan first floor space, with GF street entrance from Western Road. Would suit various uses from retail to leisure occupiers.

Location

Brighton is a seaside town on the southern coast of England in East Sussex. The town is situated 11 miles east of Worthing, 21 miles west of Eastbourne and 47 miles south of London. The subject property is located on Western Road and benefits from a return frontage along Spring Street. The premises are located immediately next to McDonalds with other national occupiers nearby including Superdrug, Robert Dyas and Primark.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	215	19.97
1st	5,574	517.84
Total	5,789	537.81

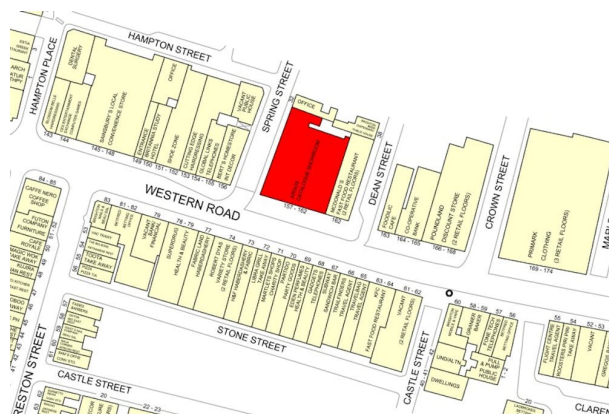
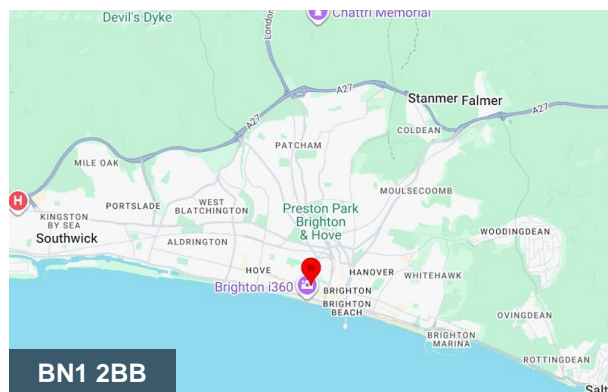
Viewings

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

Terms

Available on a new FRI lease with terms to be agreed, asking rental £120,000 PAX.

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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