



72 Western Road

Brighton, BN1 2HA

**TO LET - Class E unit with
Extraction
Rental £48,000 PAX**

1,742 sq ft
(161.84 sq m)

- New Lease
- No Premium
- Available Now

72 Western Road, Brighton, BN1 2HA

Summary

Available Size	1,742 sq ft
Rent	£4,000 per month
Rates Payable	£17,090.75 per annum
Rateable Value	£34,250
Service Charge	N/A
Car Parking	N/A
VAT	Applicable. VAT is applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (86)

Description

The property is arranged with open plan ground floor restaurant & seating area. along with lower ground floor prep area and storage. The unit is extensively fitted out providing a turn key setup for a new occupier.

Location

The property is located on the South side of Western Road, just down from Churchill Square shopping centre, with nearby occupiers including Cafe Nero, KFC, McDonalds, Sainsburys, Betfred & Superdrug.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	795.70	73.92
Basement	947	87.98
Total	1,742.70	161.90

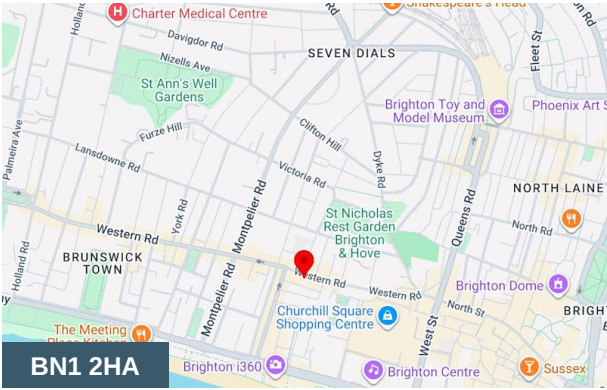
Viewings

Viewings can be arranged via Landlords Sole Agent - Newlands Property

Terms

Available on a new FRI lease with terms to be agreed, asking rental £48,000pax.

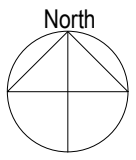
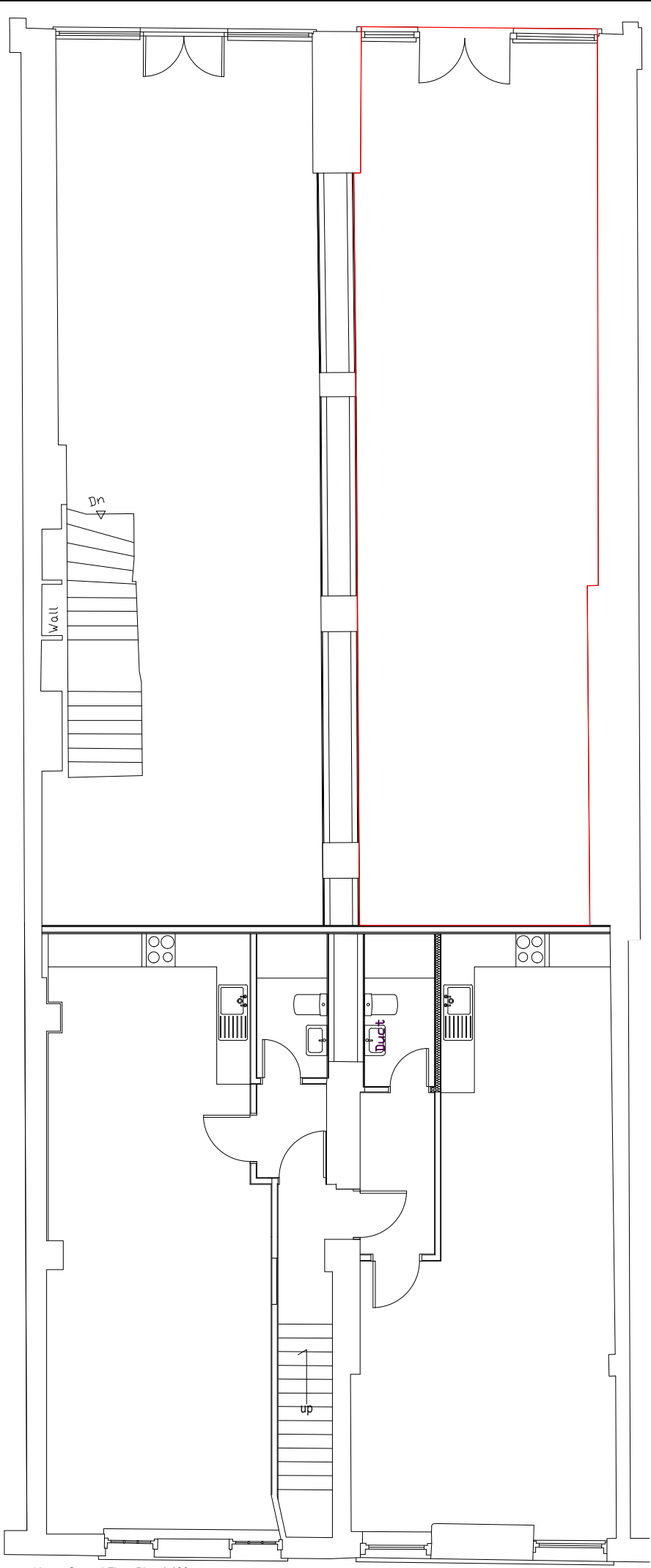
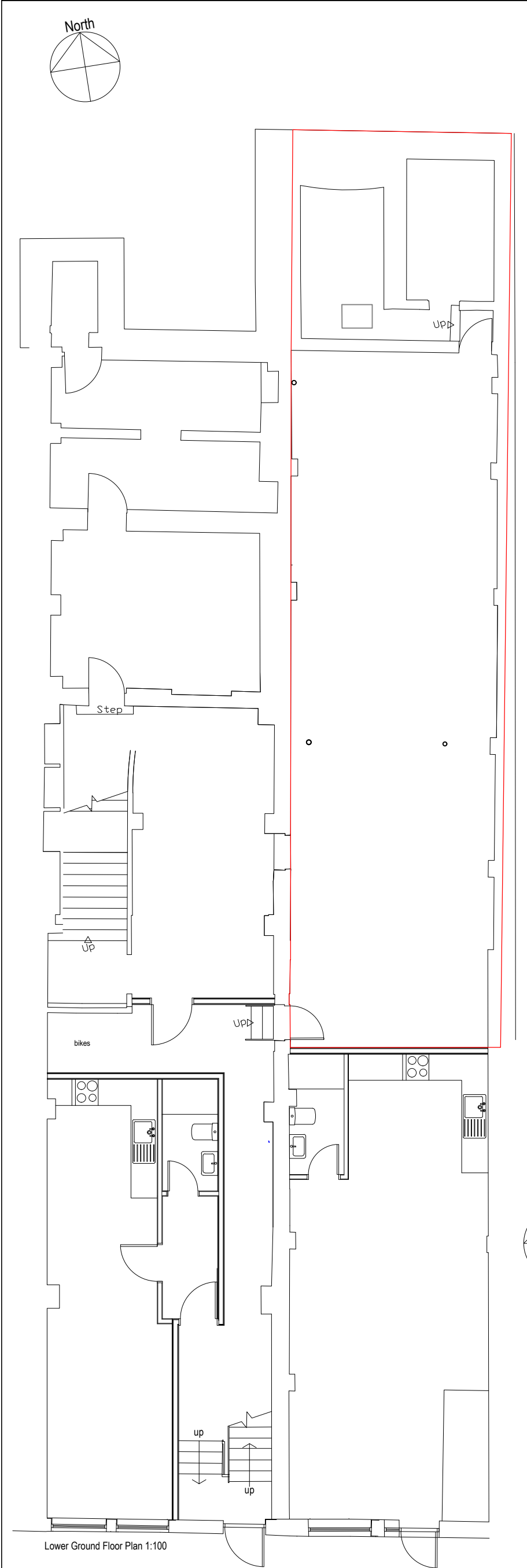
Disclaimer In accordance with the estate agency act 1979 we advise that the Landlord of this property has a connection with Newlands Property, for more information please contact our agency.



Viewing & Further Information



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client	Moretons Investmnets		
project	72-73 Western Road Brighton East Sussex		
project ref:	2173	Drawing No.	L02A
drawing title	Floor Plans		
drawn by	J Boys / AW		
date	Aug 19	scale	1:100@ A3
www.bpmnet.co.uk info@bpmnet.co.uk			