



Unit 1 (LGF)

157-161 Western Road, Brighton, BN1 2BB

**TO LET - New GF/ LGF
Space
Rental £100,000 PAX**

8,995.36 sq ft
(835.70 sq m)

- New Lease
- Suit Various Uses such as Gym
- Open Plan LGF with street frontage

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Summary

Available Size	8,995.36 sq ft
Rent	£8,333.33 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 ground floor space. 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	505.72	46.98
Lower Ground	8,489.64	788.71
Total	8,995.36	835.69

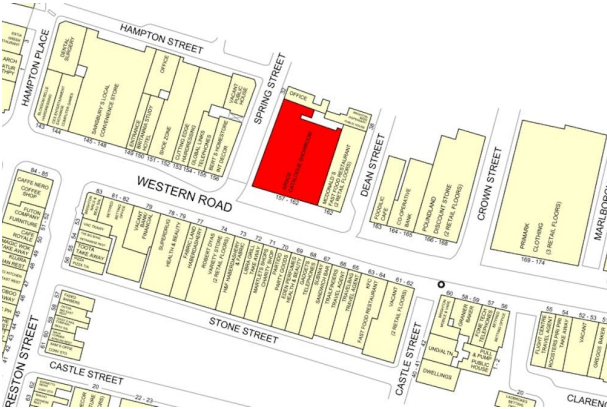
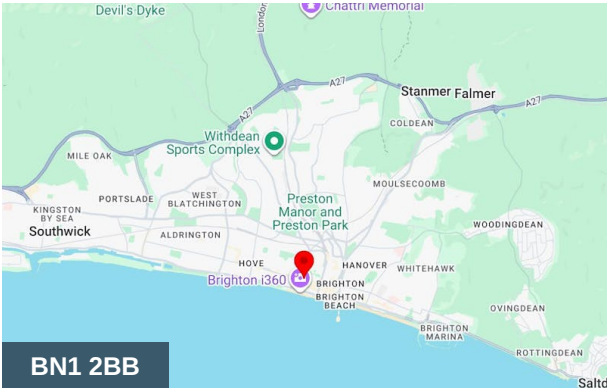
Viewings

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 £100,000 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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