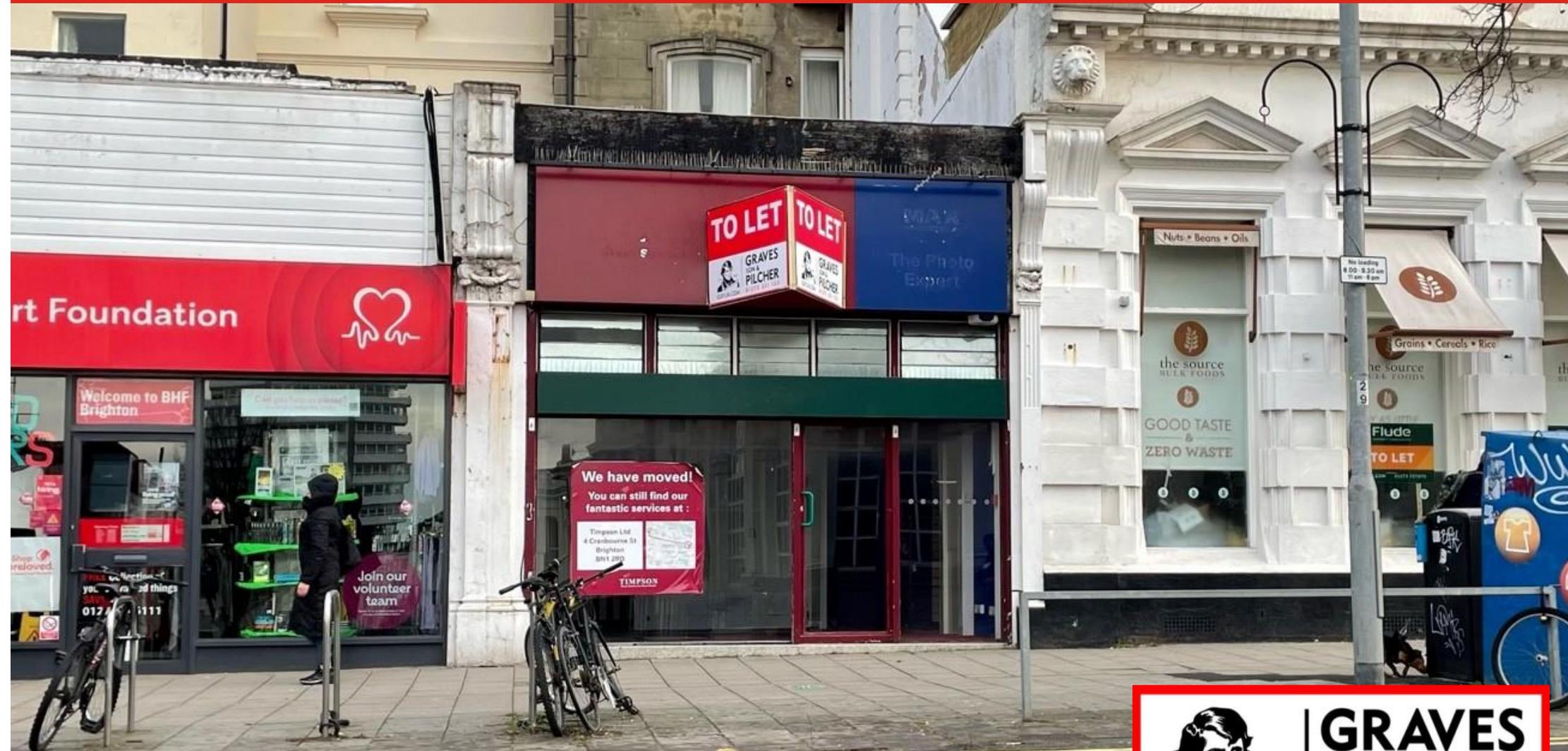


PROMINENT E CLASS PREMISES

TO LET



141 WESTERN ROAD

BRIGHTON BN1 2LA



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated in the heart of central Brighton and on one of the main commercial thoroughfares leading into and out of the city centre. Located on the northern side of Western Road with Churchill Square Shopping Centre close by. Other notable traders include: Flannels, Primark, Argos and KFC.

Description

An opportunity to occupy this prime E class unit which would suit a variety of commercial traders. The accommodation is configured as split level open plan ground floor sales area with lower ground floor storage space.

Ground Floor	560 ft ²	52 m ²
Lower Ground Floor	512 ft ²	47 m ²
Basement	496 ft ²	46 m ²
TOTAL	1,568 ft²	145 m²

Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of **£30,000 per annum** exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their legal fees. The property is elected for VAT and therefore VAT is payable on the terms quoted.

Rateable Value £22,000 (rising to £22,500 from 1 April 2023)

EPC Rating D - 85

Viewing by appointment with sole agent **Graves Son & Pilcher LLP**

amenities and services not tested
measurements are approximate



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