

Upon the Instruction of HSBC Bank

SHOP LEASE AVAILABLE

BRIGHTON, 79/80 Western Road BN3 2JN



Location

The property is a mid-terrace unit on Western Road, located adjacent to **Superdrug** and **Betfred**. Other retailers within close proximity include **Argos**, **New Look**, **Primark**, **Deichmann**, **H&M** and **Marks & Spencer**. There is a street traders plan on the reverse of these particulars highlighting the subject premises.

Description

The property comprises a three storey mid terrace unit, consisting of a basement and ground floor with a mezzanine to the rear of the building, creating a double height entrance.

Key Features

- Character building
- Offers will be considered

Viewing

By appointment via this office:

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Accommodation

Ground Floor	134.25 sq m	1,445 sq ft
First Floor	51.62 sq m	556 sq ft
Basement	70.89 sq m	763 sq ft
Total	256.76 sq m	2,764 sq ft

Tenure

The property is held on a leasehold basis for a term of 10 years from 4th February 2010 at a passing rent of **£74,500** per annum exclusive.

Offers will be considered subject to covenant.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the Bank is £66,500 and the rates payable are £32,784.50. The UBR for 2018/2019 is 49.3p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

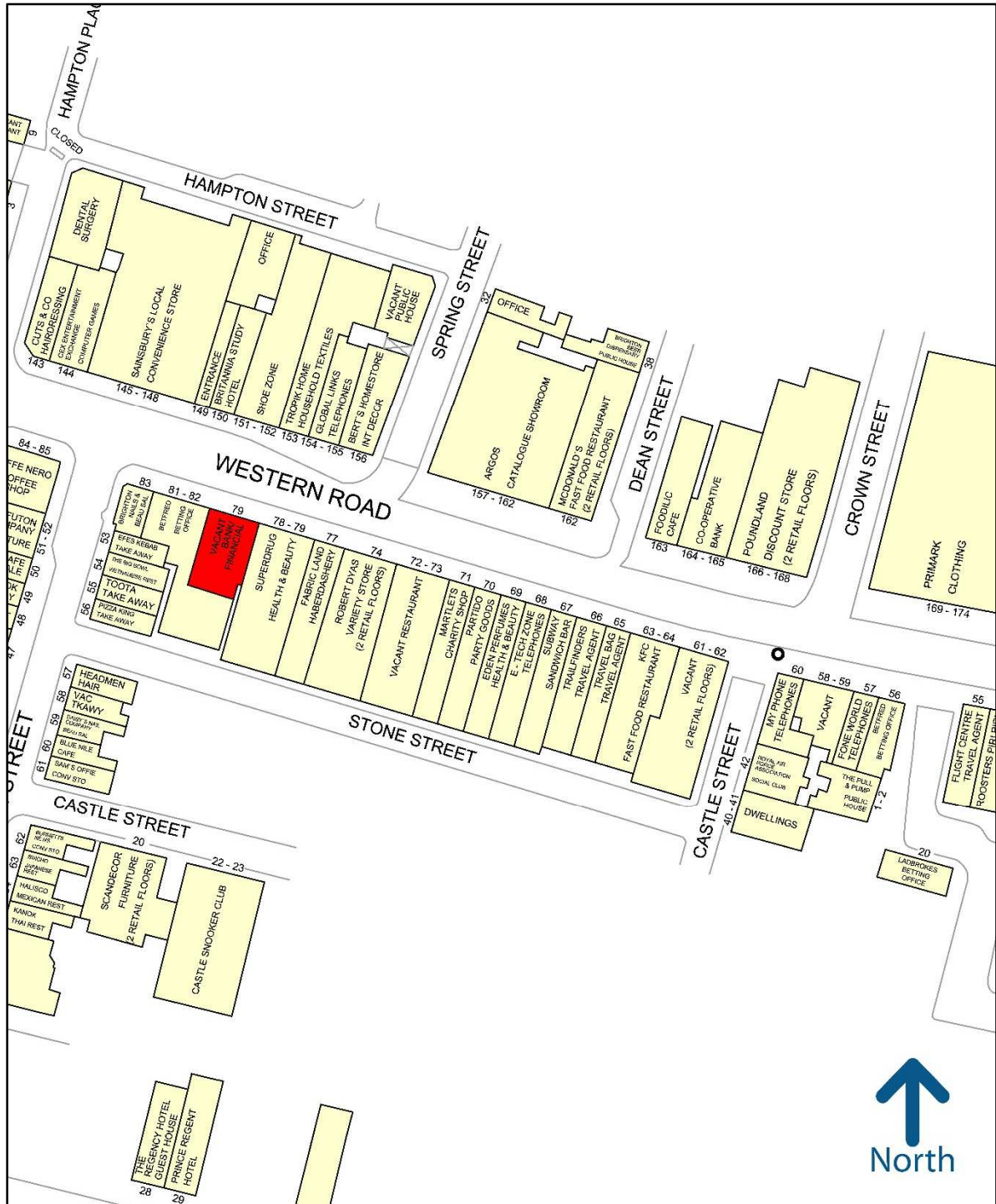
EPC

An EPC can be made available upon request.

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Not to scale.

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