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jenkins**  
PROPERTY PEOPLE

Brighton Commercial  
Coach House, 26 Marlborough Place  
Brighton, East Sussex BN1 1UB  
Telephone: **01273 70 10 70**

## To Let: Prime Retail Unit On Western Road

142 Western Road, Brighton, BN1 2LA



Refurbished to a high standard this prime retail unit with superb footfall is within a stones throw of Churchill Square shopping centre. This established retail location can boast superb footfall with a variety of traders within close proximity to include Cafe Nero, Waitrose and Primark .

### KEY FEATURES

- City Centre Retail Unit On Western Road
- High Footfall & Visibility
- South Facing Outside Seating Area
- No Premium
- 1463 sq ft

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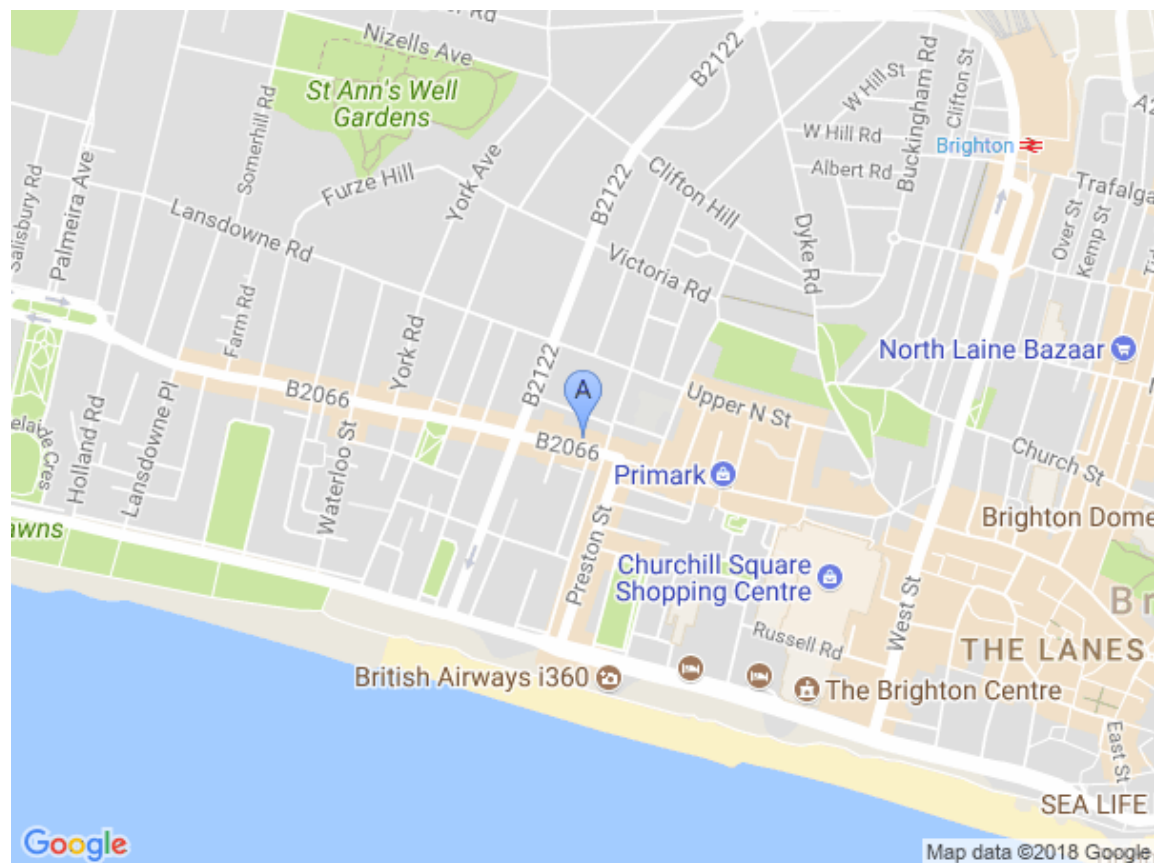
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#### LOCATION

This well presented retail unit is situated in the popular trading thoroughfare of Western Road. Western Road is the major commercial thoroughfare linking Brighton City Centre to Hove and within this particular vicinity is a range of established businesses ranging from restaurants, take-aways, licenced bars, estate agents with both Waitrose supermarket and Taj international store only 50m to the west.



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PROPERTY DETAILS

Ground And Lower Ground Floor Retail Premises 1463 sq ft (135.92 m2) **To Let: £52,000 pa**

ACCOMMODATION

Ground and lower ground floor retail unit with separate office/store room. Well presented throughout with large service counter and seating for currently 40.

**Ground Floor** -Gross Frontage - 35'1 - Internal Width - 35'1 - Internal Depth - 26'7 - Total Accommodation - 932 sq ft

**Lower Ground Floor** - A total of six separate rooms, comprising of store, staff and office accommodation. All rooms are fitted with recessed or spot lighting and electric storage heaters. Total accommodation - 531 sq ft

**Outside Seating** - Benched seating south facing on busy Western Road thoroughfare.

LEASE

Existing 15 year effectively full repairing and insuring lease from 24th March 2005.

Rent - £52,000 pax

REPAIRING LIABILITY

Effectively Full Repairing and Insuring

BUSINESS RATES

Billing Authority: Brighton & Hove Description: Shop and premises Rateable Value: £42,750 Rates Payable: £21,246 Valid from 01 April 2017 (current)

VAT

The property is elected for VAT, and therefore VAT is chargeable on the terms quoted.

LEGAL FEES

Ingoing tenant to be responsible for both parties legal costs.

VIEWING ARRANGEMENTS

Strictly via prior appointment through sole agents Graves Jenkins.

CONTACT



George Dobson BSc (Hons) MRICS  
[dobson@gravesjenkins.com](mailto:dobson@gravesjenkins.com)



James Haywood  
[haywood@gravesjenkins.com](mailto:haywood@gravesjenkins.com)



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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

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142 Western Road, Brighton, BN1 2LA

EPC REPORT

**Energy Performance Certificate** HM Government  
Non-Domestic Building

Cook  
142 Western Road  
BRIGHTON  
BN1 2LA

**Certificate Reference Number:**  
0050-9914-0379-3640-8064

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

◀ **62** This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

**Technical information**

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	218
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	89.74

**Benchmarks**

Buildings similar to this one could have ratings as follows:

<b>28</b>	▶ If newly built
<b>74</b>	▶ If typical of the existing stock



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#### Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

**Assessment Software:** iSBEM v4.1.c using calculation engine SBEM v4.1.c.2  
**Property Reference:** 967148430000  
**Assessor Name:** James Bailey  
**Assessor Number:** STRO001393  
**Accreditation Scheme:** Stroma Accreditation  
**Employer/Trading Name:** Energy Assessors Southern Ltd  
**Employer/Trading Address:** 9 Saunders Close Lee-On-The-Solent PO13 8LX  
**Issue Date:** 10 May 2011  
**Valid Until:** 09 May 2021 (unless superseded by a later certificate)  
**Related Party Disclosure:** Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 9936-4045-0197-0800-6405

#### If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit [www.carbontrust.co.uk](http://www.carbontrust.co.uk) or call us on 0800 085 2005

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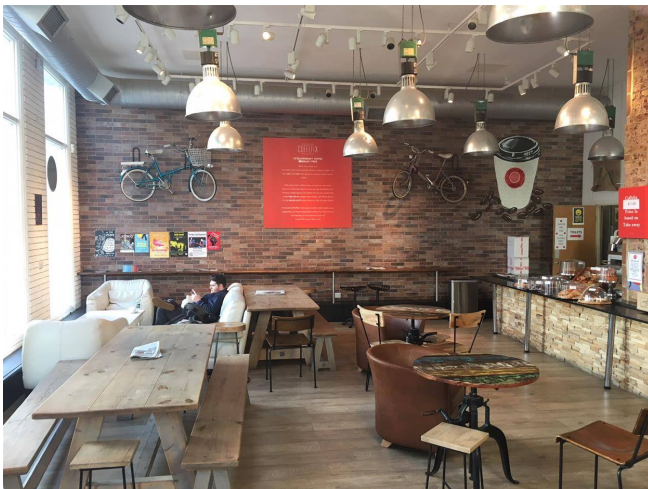
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