



RETAIL UNIT TO LET

65 WESTERN ROAD BRIGHTON BN1 2HA





LOCATION

The property is prominently situated on the southern side of Western Road, close to the junction with Castle Street. Western Road is the main commercial thoroughfare linking Brighton & Hove. There is a frequent bus service to the City Centre and Churchill Square (0.2 miles, 4 mins walk) and Brighton rail station is 0.6 miles (12 mins).

Nearby occupiers include Treatz (opening soon at no 66), Superdrug, Berts, KFC, McDonalds, Subway, Roosters Piri Piri, Greggs, The Martlets, Foodilic, Caffe Nero, Co-op Food, Poundland and Robert Dyas.

DESCRIPTION

Comprising a retail / restaurant unit with ground floor open plan sales area and basement storage. The unit is to be reconfigured asw shown on the below floor plans.



Photo is prior to reconfiguration (see floor plan below)



LEASE

A new effective full repairing & insuring lease on terms to be agreed.

RENT

Offers in the region of £40,000 per annum exclusive.

VAT

VAT is chargeable on the rental outgoings.

PLANNING

The Use Classes Order effective 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E includes A1, A2, A3, B1 and some D1 and D2 uses.

RATES

Rateable Value: to be reassessed on occupation.

ENERGY PERFORMANCE CERTIFICATE

Certificate Reference No: 9895-2237-2141-7153-8128

The energy efficiency rating for this property is C 52.

A full copy of the EPC can be viewed at:
www.ndepcregister.com.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

ACCOMMODATION

Gross frontage	15' 6"	4.7 m
Net Frontage	13' 10"	4.2 m
Internal Width	14' 1"	4.3 m
Sales Depth	52'	15.8 m
Sales Area	743 sq ft	69 sq m
Basement	864 sq ft	80.2 sq m

All areas and dimensions are net internal.



Lower Ground



Ground Floor

Viewing & further info

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