



**109a - 110 Western Road**  
Brighton, East Sussex BN1 2AA

**TO LET**

## LARGE CORNER RETAIL UNIT ON WESTERN ROAD

Size 137.22 sq m (1,477 sq ft)

### Key Features:

- High footfall and major thoroughfare area
- Attractive location overlooking Norfolk Square gardens
- Air conditioning (untested)
- Available on a new lease
- Rent £45,000 per annum





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## Location

The space is situated on the Hove / Brighton boundary and immediately next to Norfolk Square, approximately one mile west of Brighton City centre and at the western end of Western Road, which is one of Brighton & Hove's main retailing and commercial thoroughfares.

Nearby occupiers include Waitrose, Small Batch, Fox & Sons and Leaders Estate

## Accommodation

The premises are arranged over the ground and lower ground floors comprising of open plan sales area with WC facilities, and storage accommodation on the lower ground floor.

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
Ground	922 sq ft	85.65 sq m
Lower ground	555 sq ft	51.57 sq m
<b>Total</b>	<b>1,477 sq ft</b>	<b>137.22 sq m</b>

## EPC

We understand the property to have an EPC rating of D.

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £45,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

## Business Rates

Rateable Value (2017): £36,000.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact the joint agents Flude Property Consultants and Stiles Harold Williams:

**Will Thomas**

[w.thomas@flude.com](mailto:w.thomas@flude.com)

**01273 727070**

[www.flude.com](http://www.flude.com)

**Aaron Lees**

[a.lees@flude.com](mailto:a.lees@flude.com)

**01273 727070**

[www.flude.com](http://www.flude.com)



**Flude**  
PROPERTY CONSULTANTS



April 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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Brighton Central



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Experian Goad Plan Created: 02/03/2021  
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