



151 - 152 Western Road
Brighton, East Sussex BN1 2DA

TO LET

CENTRAL RETAIL UNIT

Size 279.33 sq m (3,007 sq f)

Key Features:

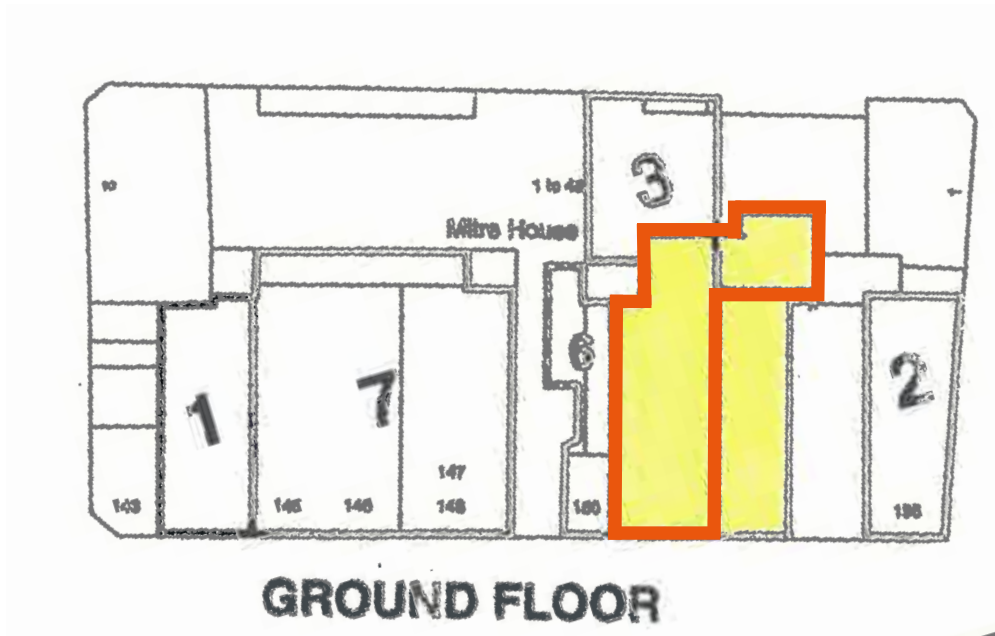
- Located in area of high footfall and on a major thoroughfare
- Large self contained unit
- Can be combined with the neighbouring retail unit (153)
- Available on a new lease
- Available February 2022
- Rent £70,000 per annum



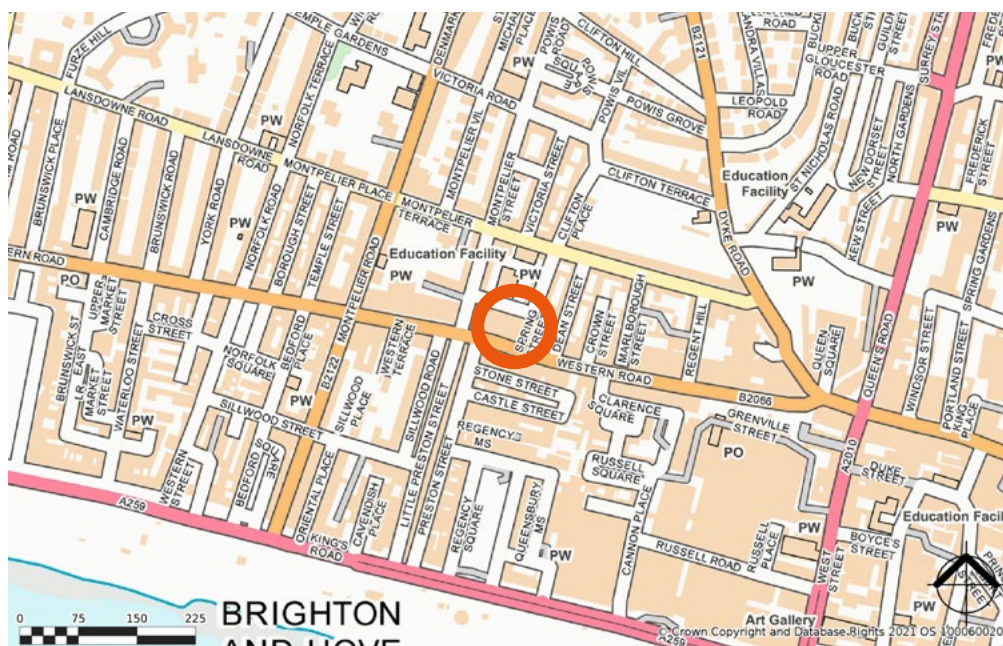


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Floor Plans

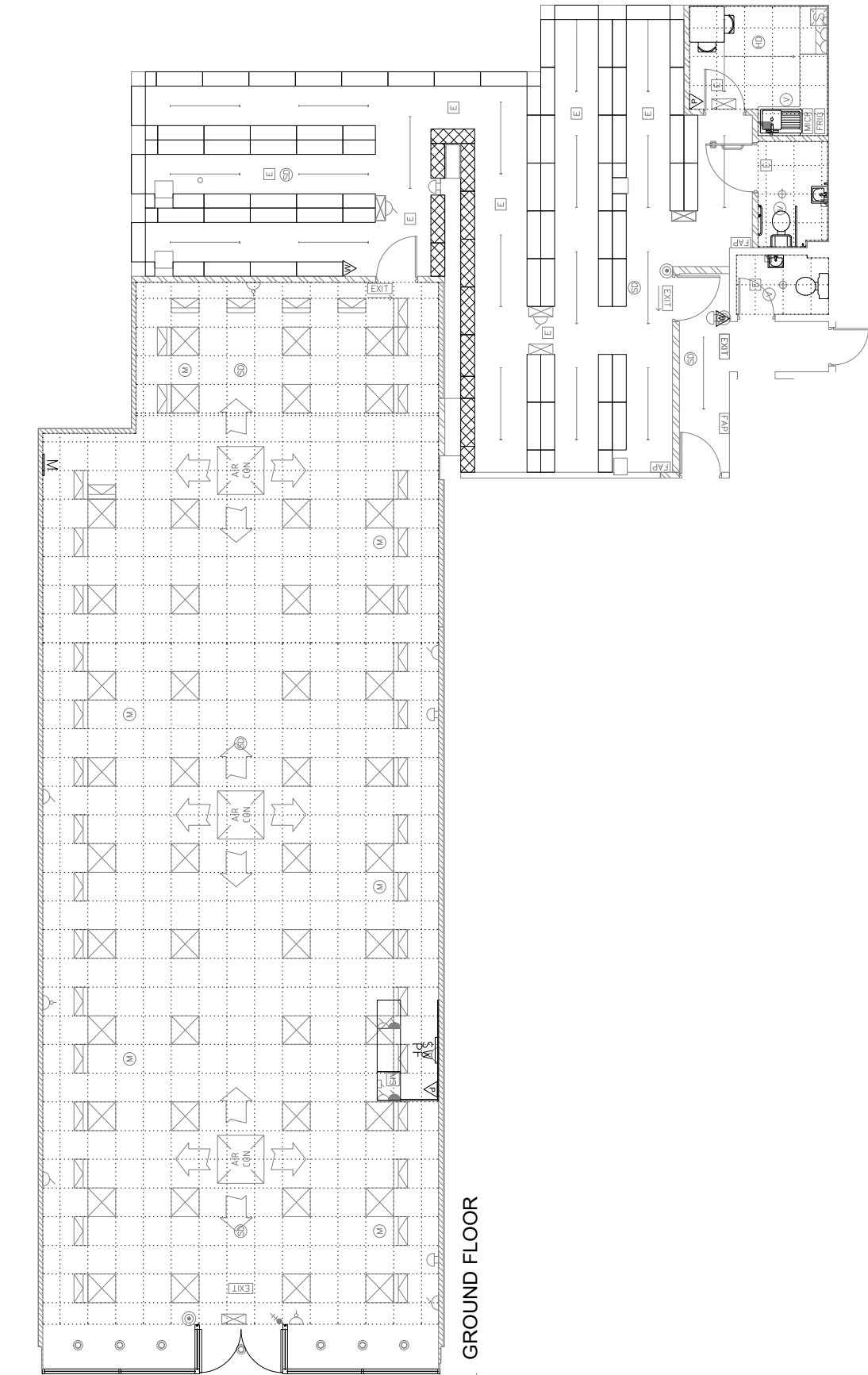


Location Map





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Location

The property is situated within an established trading location on the northern side of Western Road close to Preston Street, just to the west of Brighton City centre and Churchill Square.

Nearby occupiers include Sainsburys Local, Caffé Nero, Superdrug, Betfred and Robert Dyas.

Accommodation

The property comprises a six storey terraced purpose built block, which includes Sainsburys as one of the other tenants.

The available accommodation is arranged over the ground ground floor with self contained access.

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

Floor	Sq Ft	Sq M
Ground	3,007 sq ft	279.33 sq m

EPC

We understand the property to have an EPC rating of D(79).

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 £70,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

The unit is available in February 2022.

Business Rates

Rateable Value (2017): £TBC

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

VAT & Legal Fees

We have been told the property is VAT elected. 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 sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS



September 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH

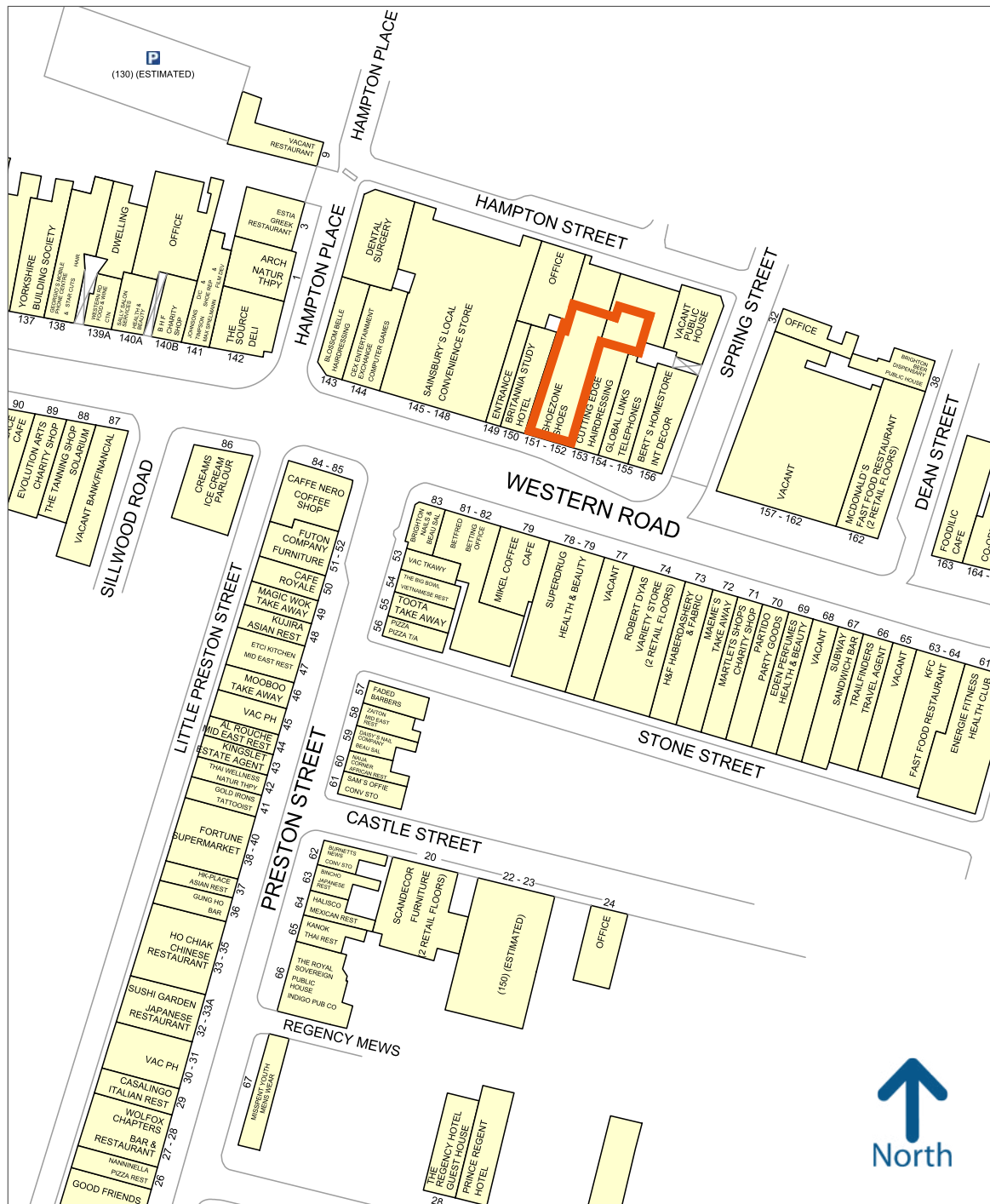


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GOAD



Brighton Central



50 metres

Experian Goad Plan Created: 23/09/2021

Created By: Flude West Ltd



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