



First & Second floors, 60 Western Road
Brighton, East Sussex BN1 2HA

TO LET

CORNER OFFICE SPACE

First & Second floor 130.77 sq m (1,408 sq ft)

Key Features:

- Incentives given
- Excellent local amenities
- Located on an established commercial thoroughfare
- Within 10 minute walk of Brighton station
- Close to Churchill Square shopping centre
- Self-contained access





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Location

The property is situated within an established trading location on the southern side of Western Road between Castle Street and Clarence Square. Western Road is one of Brighton & Hove's main retailing and commercial thoroughfares well served by numerous local bus and taxi services. Occupiers within the vicinity include McDonalds, Poundland, Primark, Greggs and Argos.

Accommodation

The property comprises a three storey terraced building located in a corner position. The available accommodation is arranged over the first and second floors with self contained access.

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

Floor	Sq Ft	Sq M
First	780 sq ft	72.44 sq m
Second	628 sq ft	58.33 sq m
Total	1,408 Sq Ft	130.77 Sq M

EPC

TBC

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 and at a rent of £20 per sq ft / per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

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).

Legal Fees & VAT

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 sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS



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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH