



141 Western Road
Brighton BN1 2LA

TO LET

PROMINENT E CLASS UNIT

147.89 SQM (1,589 SQ FT)

Key Features:

- Prime location near Churchill Square Shopping Centre
- Busy pedestrian & vehicular thoroughfare
- Suitable for a variety of use STP
- Excellent local amenities
- Rent £30,000 per annum
- Available immediately





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Location

The property is situated in a prime retail location on the northern side of Western Road close to Churchill Square Shopping Centre. Nearby retailers include Waitrose, CEX, Superdrug, Cafe Nero, Primark and Marks & Spencer.

Accommodation

The property forms part of a mid terraced building with the accommodation arranged over split levels with the main sales area on the ground floor and storage on the lower ground floors.

The property has the following approximate NIA:

Floor	Sq Ft	Sq M
Ground	577	53.59
Lower Ground	500	46.47
Basement	512	47.52
Total	1,589	147.59

EPC

EPC rating of D (85)

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 at a commencing rent of £30,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

Business Rates

Rateable Value (2023): £22,500.

VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT. The property is elected for 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

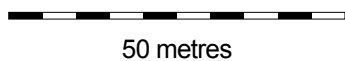
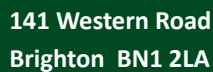
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