



155 Western Road  
Brighton, East Sussex, BN1 2DA

**TO LET**

**Central Brighton Class E Premises**  
**Sales Area - 1,037 sq ft**

#### Key Features:

- Prime location near Churchill Square Shopping Centre
- High footfall location
- Suitable for a variety of use STP
- Excellent local amenities
- New EFRI lease
- Rent £52,500 Per annum
- Available April 2026
- Nearby occupiers include Sainsburys Local, Superdrug, Barnardo's, Caffe Nero and Robert Dyas.





## 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, Superdrug, Barnardo's, Caffe Nero and Robert Dyas.

## Description

The property comprises of a predominantly open plan ground floor retail unit with a WC and kitchen towards the rear of the property.

## Accommodation

We have measured the property to have the following approx. net internal areas:

Area	Sq Ft	Sq M
Sales Area	1,037	96.34
Ancillary	369	34.28
<b>Total</b>	<b>1,405</b>	<b>130.52</b>

## EPC

We understand the property has an EPC rating of C.

## 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.

## Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed at a commencing rent of £52,500 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

## Business Rates

Rateable Value (2023) £48,250

## VAT

We understand the property is registered for VAT.

## Legal Fees

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.

22 January 2026

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Aaron Lees  
a.lees@flude.com  
07839 163450  
www.flude.com

 **Flude**  
PROPERTY CONSULTANTS

 The Commercial  
Property  
Network

 RICS  
Regulated by RICS



## GOAD Map



Experian Goad Plan Created: 22/01/2026

For more information on our products and services:  
[uk-business\\_products@west-lloyds@uk.superior.com](mailto:uk-business_products@west-lloyds@uk.superior.com)



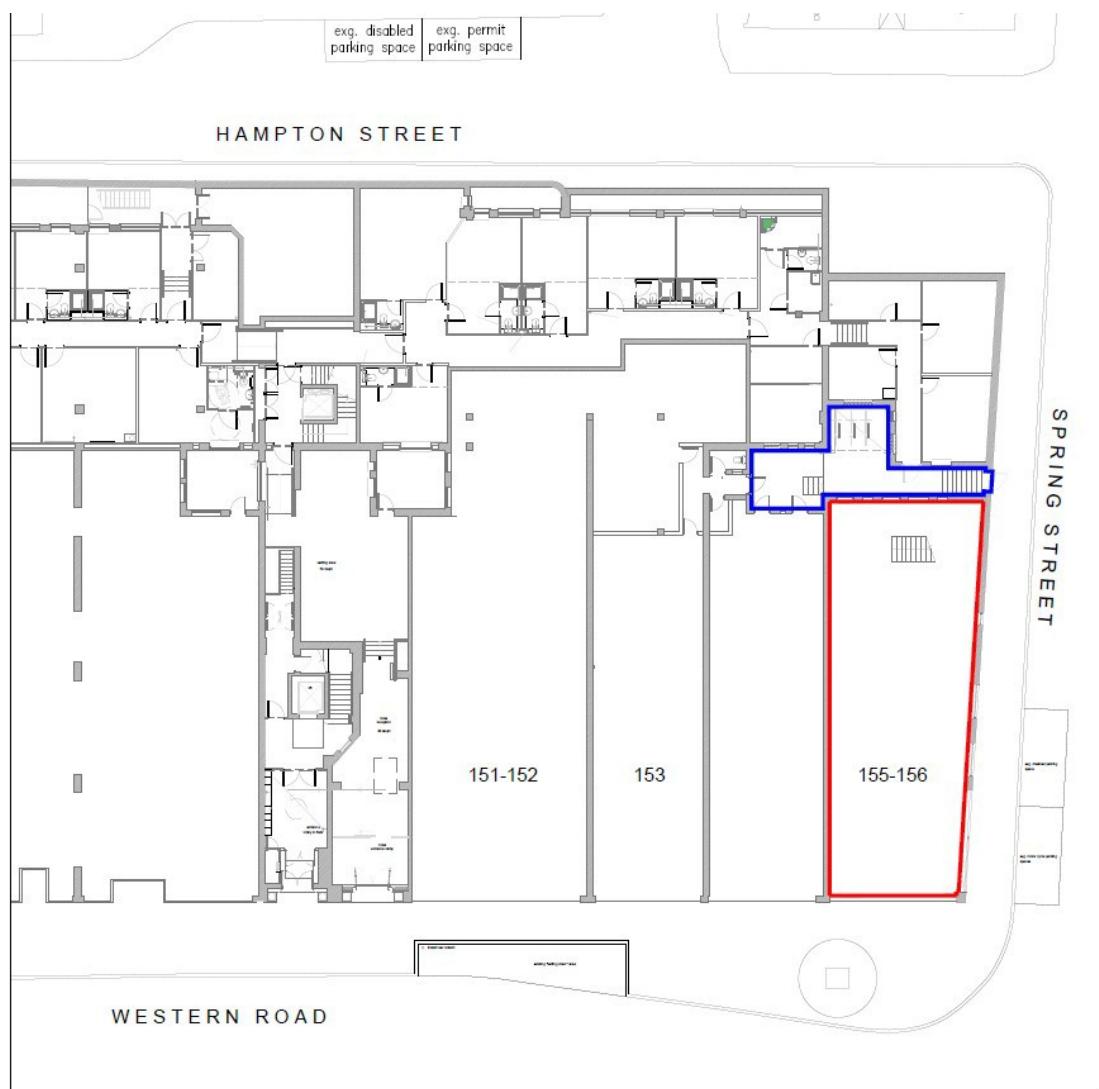
Copyright and confidentiality © 2025 Experian. All rights reserved.  
© Experian. Copyright and database rights 2025. ACB2025000007000

For identification purposes only.



155 Western Road  
Brighton, East Sussex, BN1 2DA

## Floor Plan



For identification purposes only.