



91 Western Road
Brighton, BN1 2LB

TO LET

Class E Retail Unit
Sales Area - 1,029 sq ft

Key Features:

- Busy pedestrian & vehicular thoroughfare
- Suitable for a variety of use STP
- Excellent local amenities
- Open plan retail space
- Basement - 1,015 sq ft
- New EFRI lease available
- Rent £40,000 per annum
- Nearby occupiers include Waitrose, Taj the grocer, Premier convenience store, Yorkshire Building society, Oxfam, Caffe Nero, CEX and Sainsbury's





Location

The property is located on the Western end of West Street and located on the southern side of the road close to Churchill square shopping centre. Nearby occupiers include Waitrose, Taj the grocer, Premier convenience store, Yorkshire Building society, Oxfam, Caffe Nero, CEX and Sainsbury's.

Description

The premises is arranged over the ground floor and basement with WC.

Accommodation

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

Area	Sq Ft	Sq M
Sales Area	1,029	95.59
Basement	1,015	94.29
Total	2,044	189.89

EPC

We understand the property has an EPC rating of D-78.

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 at a commencing rent of £40,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

Business Rates

Rateable Value (2023): £31,000.

VAT

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

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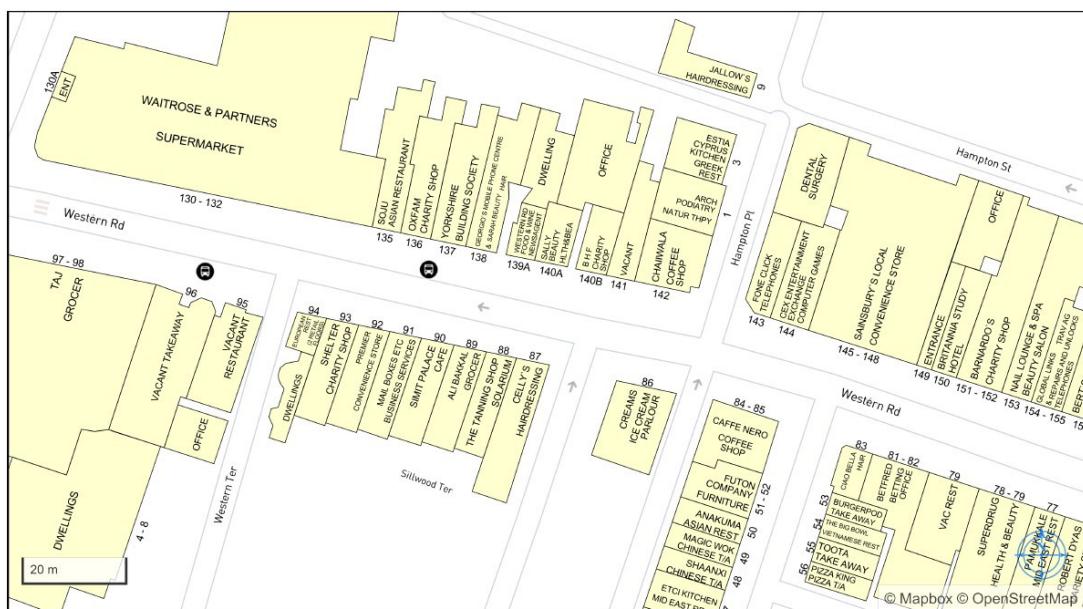
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GOAD Map

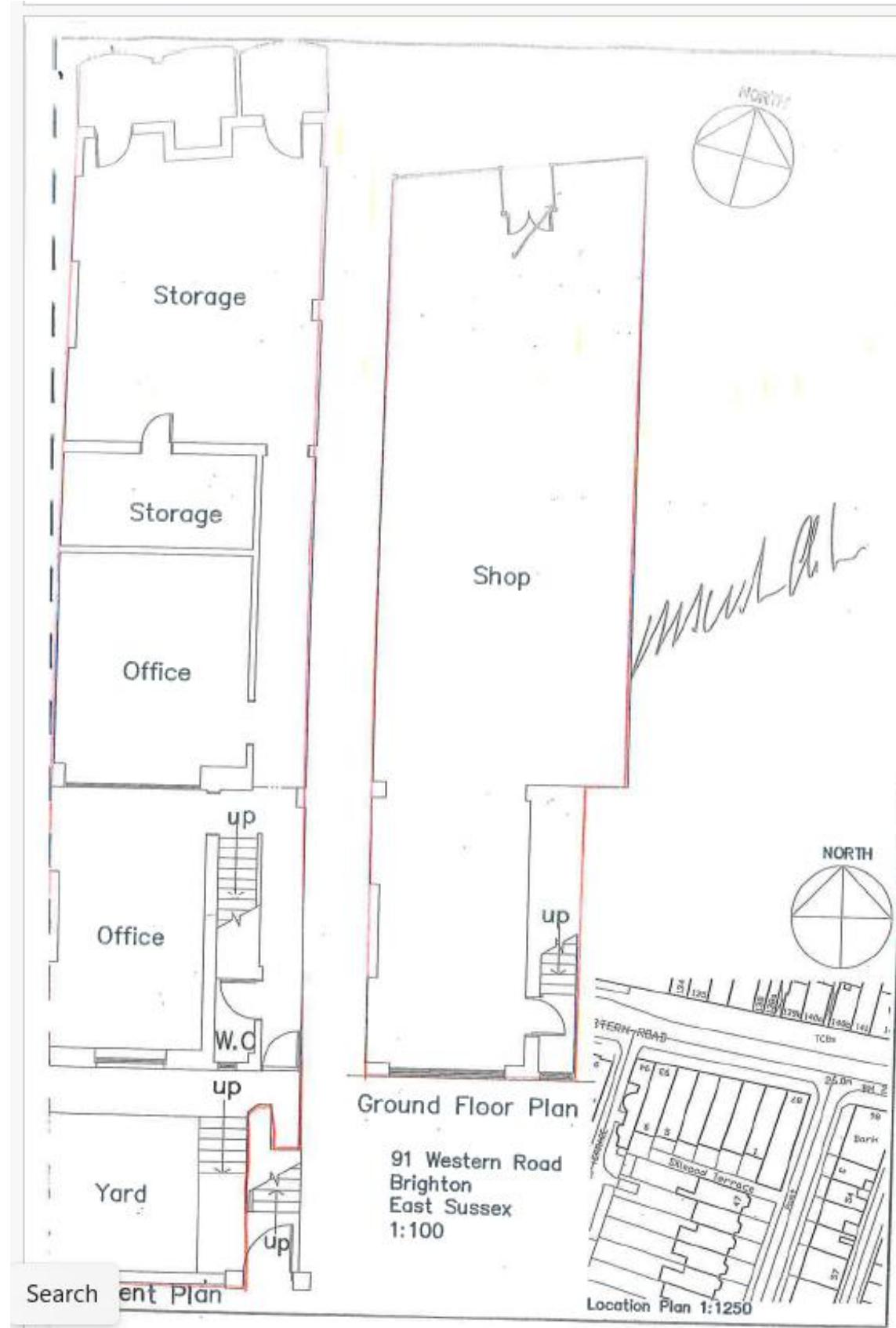


For identification purposes only.



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Floor Plan



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