



CITY CENTRE RETAIL UNIT TO LET 153 Western Road, Brighton, BN1 2DA

LOCATION:

Western Road is Brighton's principle commercial thoroughfare in the City of Brighton and Hove and is home to numerous cafes, shops, restaurants, bars, pubs and offices. The subject premises benefit from an extremely prominent trading position and are situated on the north side of Western Road with nearby occupiers including Berts Homestore, HSBC, McDonalds, Sainsburys, Café Nero and Primark.

DESCRIPTION:

The premises comprise of a ground floor open plan retail unit with rear kitchen and WC. Further benefits include laminate flooring, suspended ceiling, air conditioning and Cat II lighting. The premises are being offered in good condition throughout.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross frontage	21'0"	6.40 m
Net frontage	18'6"	5.64 m
Width	16'8"	5.08 m
Depth	60'2"	18.33 m
Ground Floor Shop	1002 sq ft	94 sq m
Rear kitchen	16 sq ft	1.49 sq m
Total Floor Area	1018 sq ft	94.57 sq m

LEASE:

Assignment of existing sub lease for a term of 5 years from 30th August 2013 on an effective full repairing and insuring basis.

RENT:

The current passing rent is £35,000 per annum exclusive of rates, VAT and all other outgoings.

RATES:

Rateable Value: £31,500 UBR 46.6p (April 2017/2018).



ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference No : 9574-3091-0290-0301-1705



LEGAL COSTS:

Each side will be responsible for their own legal costs in respect of the transaction.

VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**.