



CARR & PRIDDLE

01273 208010

## SHOP PREMISES WITH A3, A2 & A1 CONSENT TO LET

72-73 WESTERN ROAD, BRIGHTON, BN1 2HA

### LOCATION:

The subject property is located in a prominent position on the southern side of Western Road between Churchill Square shopping centre and Preston Street. Nearby operators include McDonalds, Creams Italian Gelato Parlour, Robert Dyas, Waitrose, KFC and Sainsburys.

### DESCRIPTION:

The property comprises ground floor space which previously traded as Recipease, operating as shop retailing food and cooking utensils whilst also offering cookery lessons. There is an extensive basement accessed from the rear of the ground floor as well as from Stone Street which has been used for storage.

### ACCOMMODATION:

The accommodation has the following approximate dimensions and areas:

	IMPERIAL	METRIC
Gross Frontage	35'8"	10.87 m
Net Frontage	32'8"	9.96 m
Internal Width	32'0"	9.75 m
Shop Depth	56'9"	17.3 m
Built depth	87'11"	26.8 m
Ground Floor	2486 sq ft	230.95 sq m
Basement	2337 sq ft	217.11 sq m
<b>TOTAL</b>	<b>4823 sq ft</b>	<b>448.06 sq m</b>

### LEASE:

Available by way of assignment of existing effective fully repairing and insuring lease for a term of 15 years from 5<sup>th</sup> March 2009 with provision for a tenant only break on the 5<sup>th</sup> March 2019.

### RENT:

£110,000 per annum exclusive of Rates, VAT and all other outgoings.

### RATES:

**Rateable Value:** £84,000 (April 2017/18) UBR Standard multiplier 47.9p.



### PLANNING:

Planning consent was granted on the 4<sup>th</sup> January 2016 (BH2015/02170) for the property to be used for A1, A2 or A3 use.

### LEGAL COSTS:

The incoming tenant to be responsible for the reasonable legal costs of the assignor and the landlord.

### ENERGY PERFORMANCE CERTIFICATE:

**Certificate Reference Number: 0356-3052-0712-0500-6321**

The energy efficiency rating for this property is **C 54**.

A full copy of the EPC can be viewed at:

[www.ndepcregister.com](http://www.ndepcregister.com)

### VIEWING:

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

PROPERTY CONSULTANTS  
SURVEYORS AND VALUERS

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