Flude
PROPERTY CONSULTANTS

153 Western Road
Brighton, East Sussex BN1 2DA

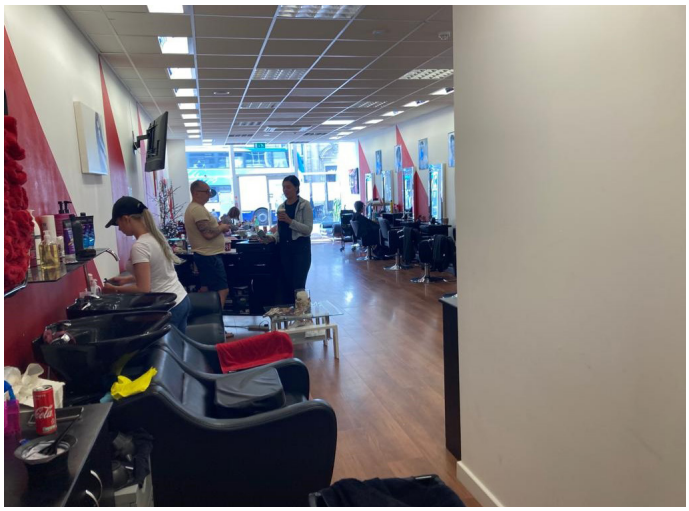
TO LET

CENTRAL RETAIL UNIT

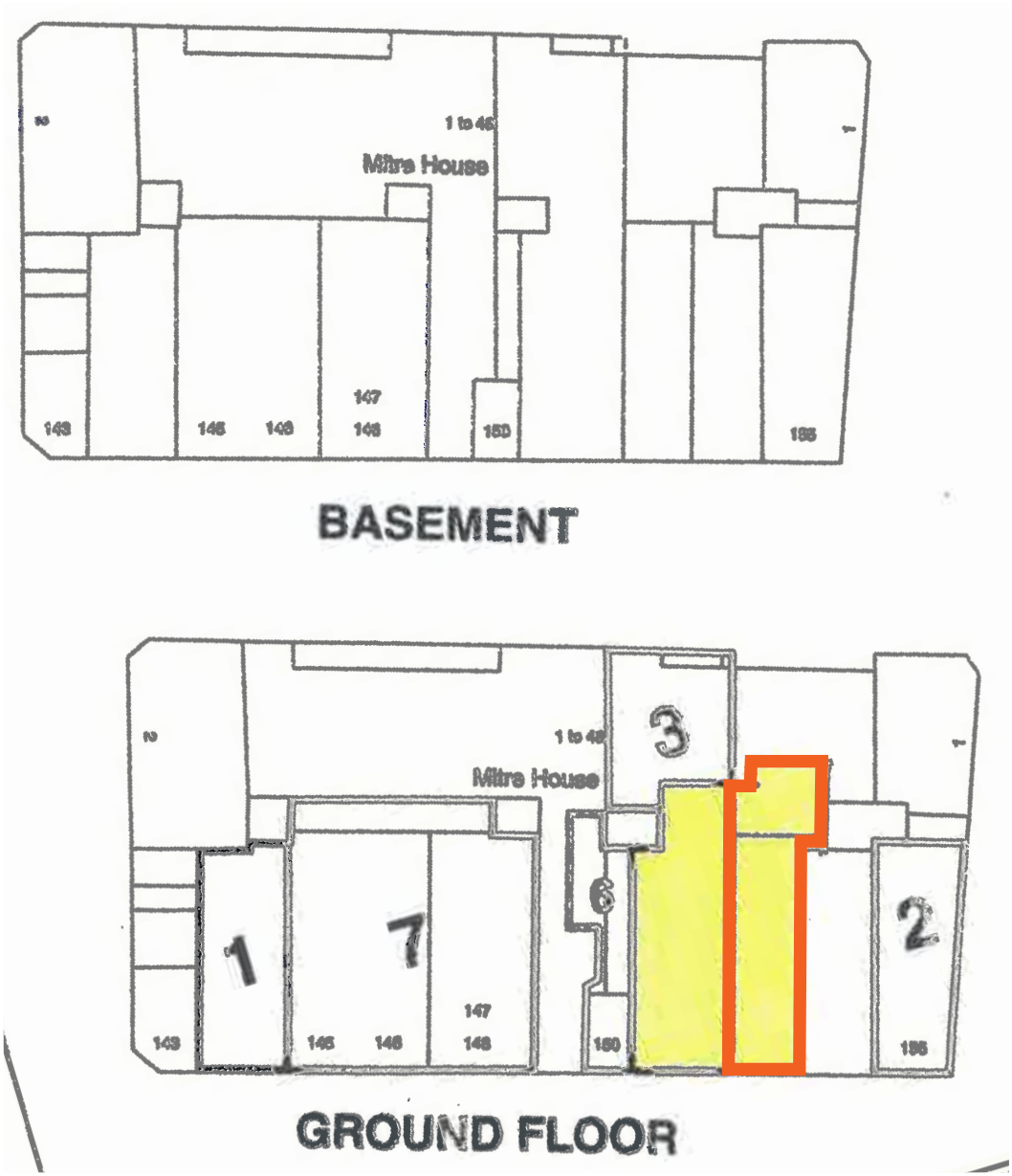
Size 97.48 sq m (1,049 sq f)

Key Features:

- High footfall and major thoroughfare area
- Attractive location overlooking Norfolk Square gardens
- Air conditioning (untested)
- Available on a new lease
- Available February 2022
- Rent £36,000 per annum



Floor Plans


1 to 45
Mitre House
143
145
146
147
148
150
155
BASEMENT
1 to 45
Mitre House
3
1
7
6
2
143
145
146
147
148
150
155
GROUND FLOOR

153 Western Road
Brighton, East Sussex BN1 2DA

Location

The property is situated within an established trading location on the northern side of Western Road close to Preston Street, approximately one mile west of Brighton City centre.

Nearby occupiers include Sainsburys Local, Caffe Nero, Superdrug, Befred and Robert Dyas.

Accommodation

The property comprises a six storey terraced building.
The available accommodation is arranged over the ground floor with self contained access.

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

Floor	Sq Ft	Sq M
Ground	1,049 sq ft	97.48 sq m

EPC

We understand the property to have an EPC rating of D(79).

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 for a term to be agreed at a commencing rent of £36,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

The unit is available in February 2022.

Business Rates

Rateable Value (2017): £TBC

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

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

Please contact the sole agents Flude Property Consultants:

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PAI RICS Regulated by RICS

September 2021

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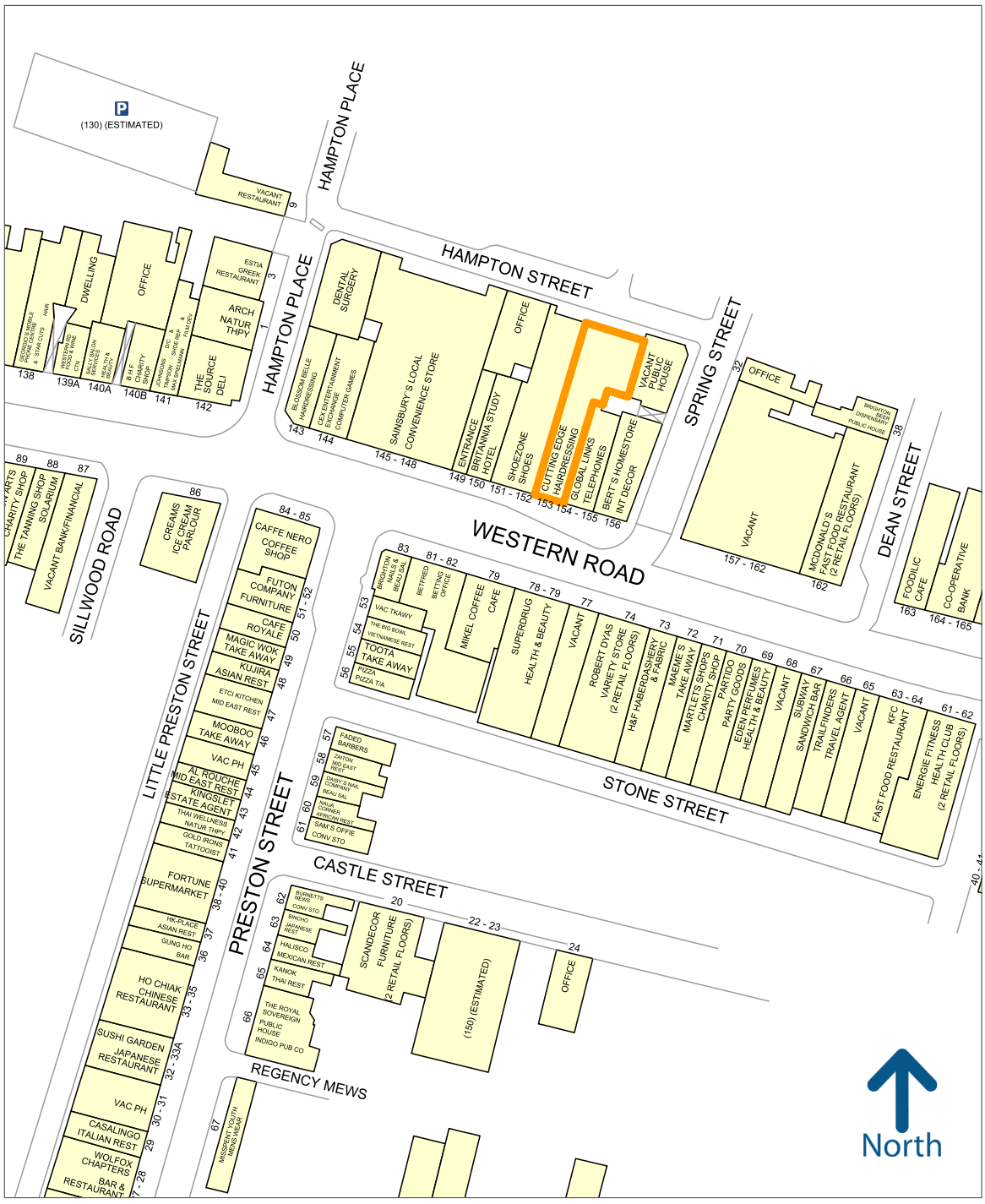
GOAD

Brighton Central



50 metres

Experian Goad Plan Created: 23/09/2021
Created By: Flude West Ltd

Map data

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