



FOR SALE

**107 Western Road
Brighton, East Sussex BN1 2AA**



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Key Features

- Mid Terrace 3 storey property
- Located on busy thoroughfare
- Let to popular and established restaurant
- Currently let at £36,000 per annum
- Arranged with living accommodation on 2nd floor

Location & Situation

The property is situated on the southern side of Western Road in a terrace of shops located between Bedford Place and Montpelier Road. Western Road is significant retail thoroughfare linking with the Brighton's Clock Tower and Churchill Square shopping centre at its eastern end and running west via Palmeira Square and Church Road into central Hove.

There are numerous retail, café and restaurant outlets close by. Waitrose supermarket is 50 metres to the east.





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Description & Accommodation

The property comprises mid-terraced building with accommodation arranged over ground, first & second floors. The ground floor is used as a restaurant. Part of the first floor is used as the restaurant kitchen, customer WCs & staff rest area and stores. The second floor is arranged as residential accommodation.

The property has the following approximate NIA:

Area	Sq Ft	Sq M
Ground	569 sq ft	52.86 sq m
First	527 sq ft	48.94 sq m
Second (residential)	527 sq ft	48.94 sq m
Total	1,623 sq ft	150.74 sq m

EPC

TBC.

Planning

The ground and basement floors have been used for restaurant / café purposes for many years and should therefore have an established E use class under the Use Classes Order 2020. The upper parts are used as residential accommodation.

The property is located within a Conservation Area.





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Tenure

Freehold. The property is subject to a lease dated 19/03/2015 which ran for a period of 7 years, but has now expired.

The tenant has served a section 26 notice requesting a lease renewal.

The current passing rent is £36,000 per annum.

Terms

For sale with offers invited in the region of £615,000 (six hundred and fifteen thousand pounds).

Legal Fees & VAT

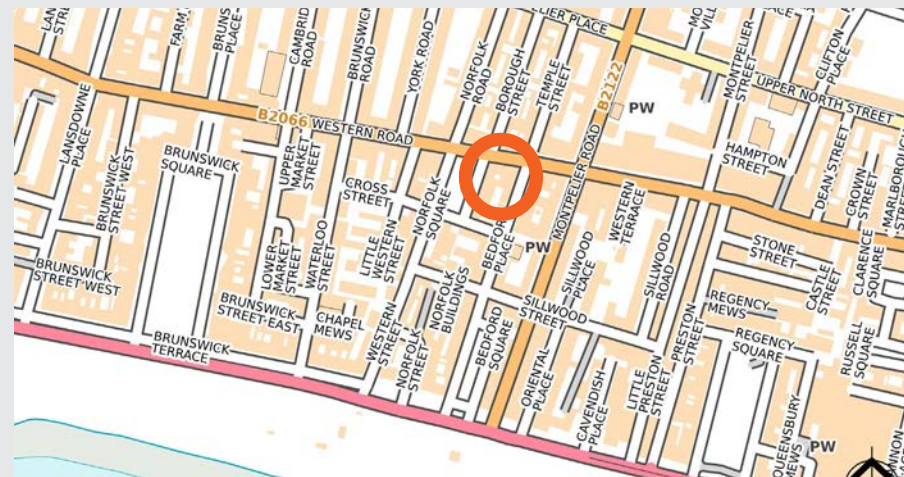
Each party to bear their own legal costs incurred.

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

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds.

Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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September 2022

