



142 Western Road
Brighton, East Sussex BN1 2LA

TO LET

ATTRACTIVE CORNER PERIOD RETAIL UNIT WITH LGF STORAGE AREA

Ground floor sales area 90.48 sq m 974 sq ft

Key Features:

- Prime location near Churchill Square Shopping Centre
- Prominent corner unit on busy pedestrian & vehicular thoroughfare
- Hot food uses considered (subject to planning for extraction)
- South facing side of the road
- No premium
- Rent £43,500 per annum



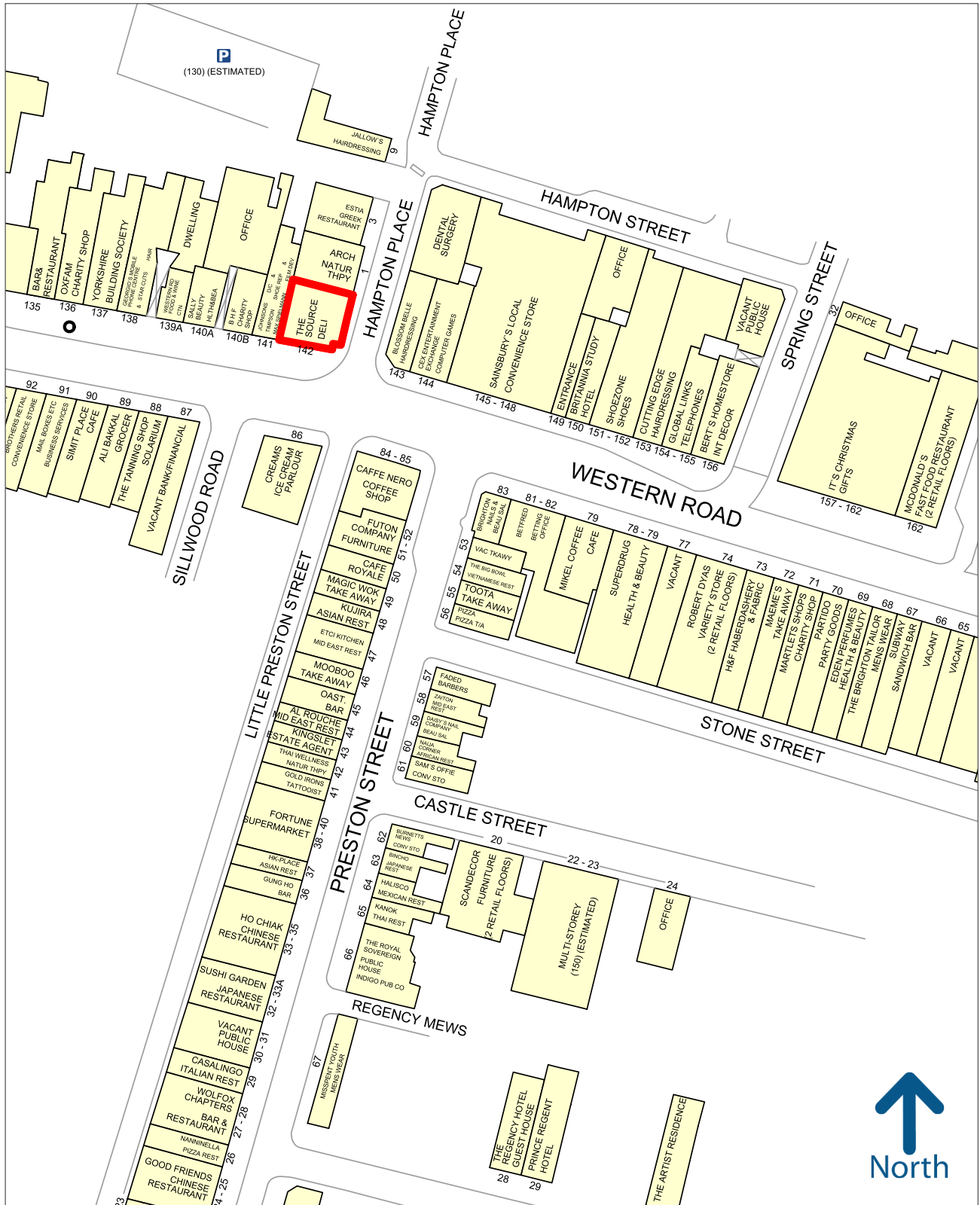


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Brighton Central



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Location

The property is situated in a prime retailing location on the northern side of Western Road close to Churchill Square Shopping Centre. Nearby retailers include Waitrose, McDonald's, Superdrug, Cafe Nero, Primark and Marks & Spencer.

Accommodation

The property is an attractive corner period building. The available accommodation is arranged over the ground and lower ground floors.

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

Gross frontage	12.04 m	39 sq 6 ins
Internal width	10.82 m	35 ft 6 ins
Shop depth	11.32 m	37 ft 2 ins
GF sales area	90.48 sq m	974 sq ft
LGF storage area	86.03 sq m	926 sq ft

EPC

B.

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 £43,500 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £42,750.

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:

Will Thomas

w.thomas@flude.com

01273 727070

www.flude.com

Aaron lees

a.lees@flude.com

01273 727070

www.flude.com



Flude
PROPERTY CONSULTANTS

October 2022



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