

Rent
Reduction



129 Western Road
Brighton, East Sussex BN1 2AD

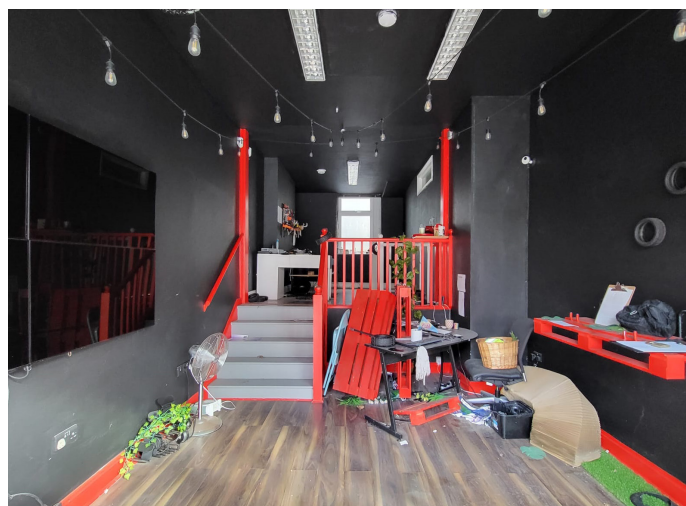
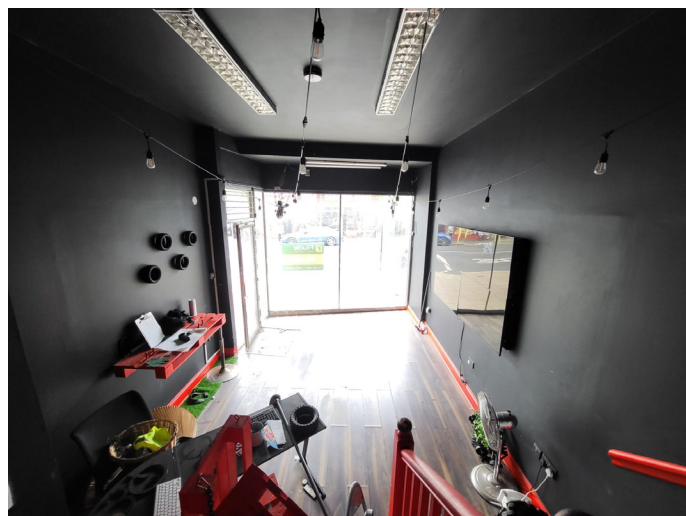
TO LET

GLASS FRONTAGE RETAIL UNIT

Sales area 346 sq ft / 32.18 sq m

Key Features:

- High footfall and major thoroughfare area
- Available on a new lease
- Good transport links
- Rent £23,000 per annum
- Nearby occupiers include Waitrose, The Temple bar, Taco Bell and other national and independent retailers





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Location

The property is situated on the Hove / Brighton boundary and approximately one mile west of Brighton city centre at the western end of Western Road, which is one of Brighton and Hove's main retailing and commercial thoroughfares.

Accommodation

The premises are arranged over split level ground and lower ground floor with the lower ground floor Kitchenette, w/c facilities and storage.

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

Floor	Sq Ft	Sq M
Ground	346 sq ft	32.18 sq m
Lower ground	285 sq ft	26.47 sq m
Total	631 sq ft	58.65 sq m

EPC

We understand the property to have an EPC rating of D(84).

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 effective full repairing and insuring lease for a term to be agreed at quoting rent of £23,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2023): £15,000

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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PROPERTY CONSULTANTS

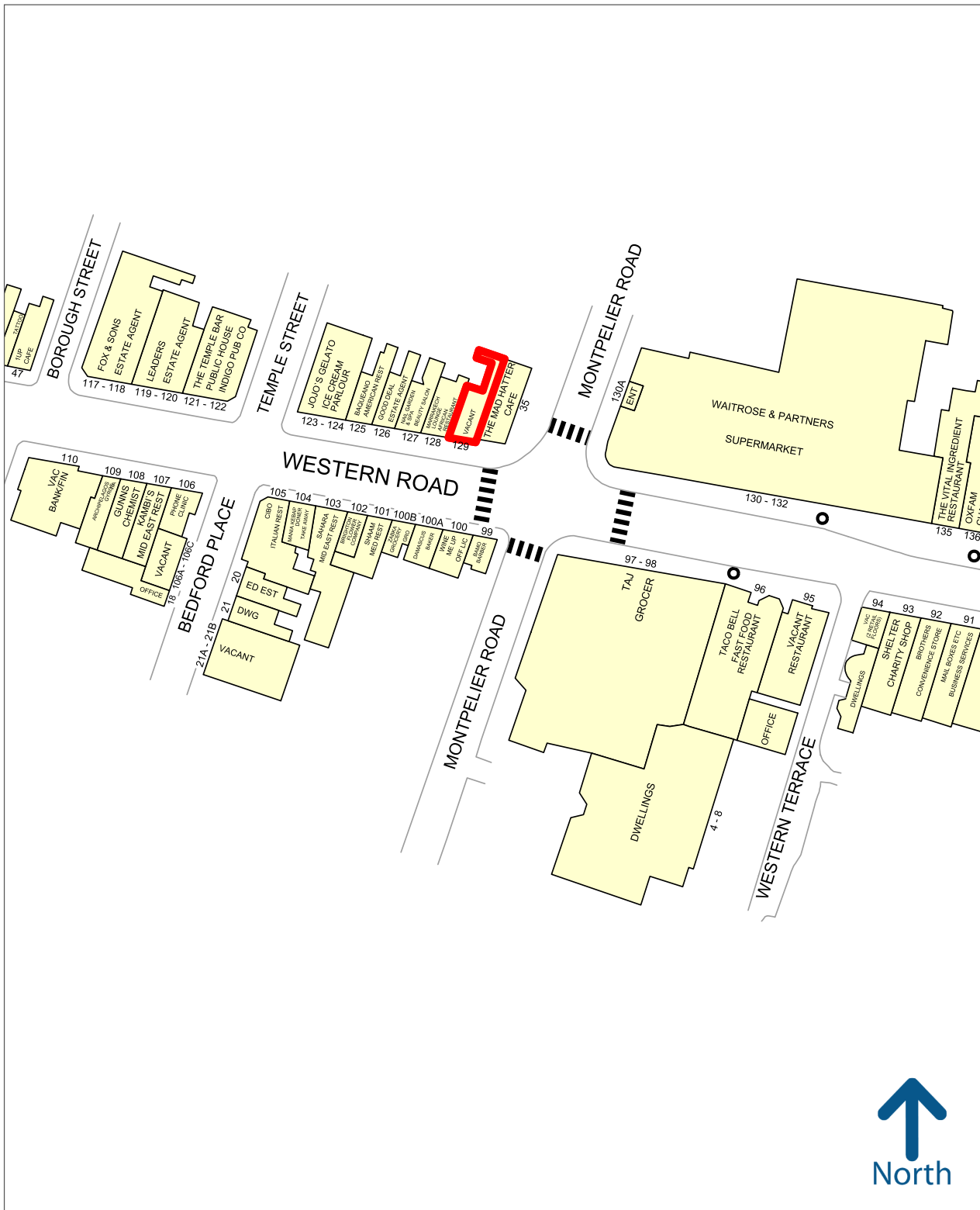




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Brighton Central



50 metres



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Created By: Flude Property Consultants

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