



TO LET

166-168 Western Road
Brighton BN1 2BB



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Key Features

- Brighton is one of the largest retailing centres in the South East of England
- Prominent corner position on Western Road within Brighton's prime retail pitch, benefiting from high footfall and strong national occupier presence
- Extensive sales area laid out over two floors totalling 8,178 sq ft
- Total size of building 24,243 sq ft
- Available as a whole or with potential for subdivision (subject to terms)
- Suitable for a variety of uses and occupiers
- New FRI lease available
- Terms on application
- Matterport link - <https://my.matterport.com/show/?m=dH74YXCzCF9>
- Neary occupiers include Primark (adjacent), H&M, Deichmann, McDonald's, KFC and Sainsbury's, among others. Churchill Square Shopping Centre is also located in close proximity





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Location & Situation

Brighton is one of the largest retailing centres in the South East of England, located approximately 56 miles south of London, 25 miles west of Eastbourne and 62 miles east of Southampton. The city benefits from a substantial catchment population of approximately 744,000, with around 507,000 within the primary catchment area.

The property is prominently situated on the northern side of Western Road at the corner of Crown Street. This location forms part of a prime central retail pitch, characterised by high pedestrian footfall and serving as the main bus thoroughfare between Brighton and Hove.

The surrounding area is occupied by a strong mix of national retailers, including Primark (adjacent), H&M, McDonald's, KFC and Sainsbury's, among others. Churchill Square Shopping Centre is also located in close proximity.





Description & Accommodation

The property comprises a prominent corner building arranged over three floors, together with a basement. It is a substantial double-fronted building benefiting from a wide frontage (Net Frontage 13.83m) and a highly visible position within a busy retail pitch.

Internally, the accommodation provides open plan retail space at ground and first floor levels, with ancillary storage at basement and second floor levels. The third floor is extensively fitted out to accommodate plant.

The property further benefits from a roller shuttered delivery access point at first floor level, accessed via Crown Street, which rises along the eastern elevation of the building.

The property is available as a whole or may be considered for subdivision. Further information is available upon request.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor Sales Area	4,337	402.91
Ground Floor Ancillary	742	68.93
Basement	5,216	484.57
First Floor Sales Area	3,841	256.83
First Floor Ancillary	872	81.01
Second Floor	4,845	450.10
Total	24,243	2,252.17





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Rateable Value

Rateable Value (2026): £210,000 (whole)

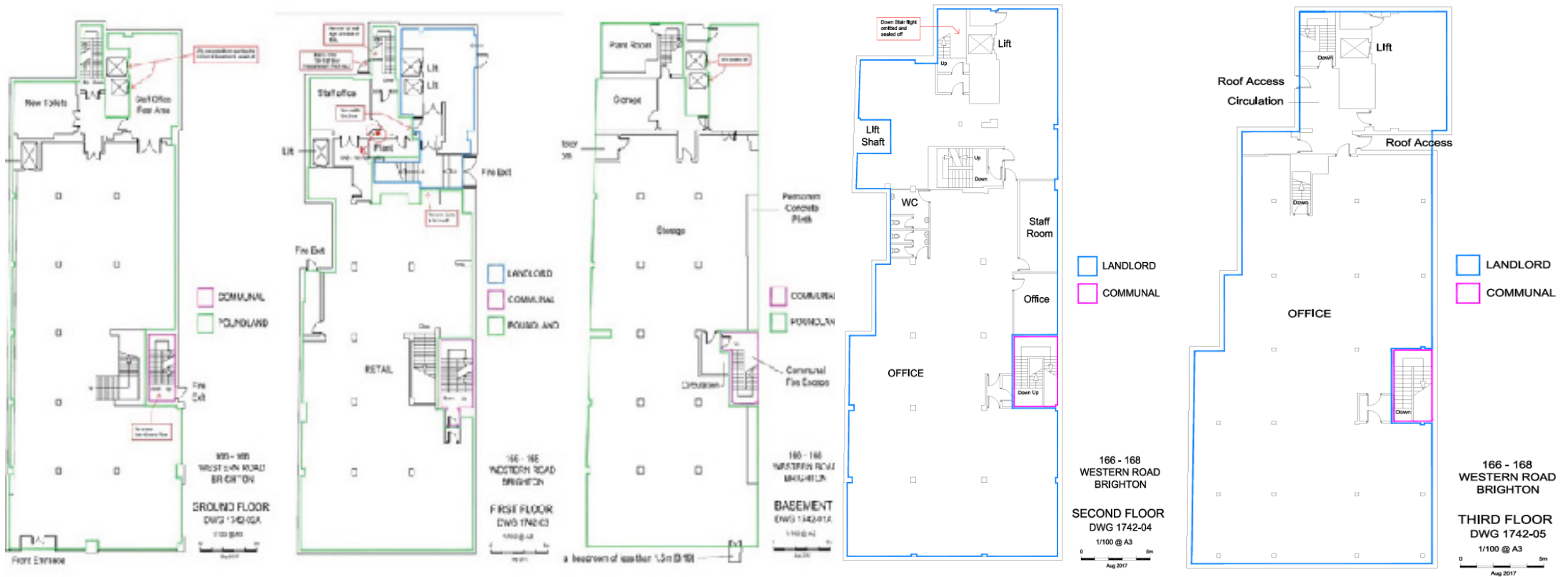
EPC

We understand the property has an EPC rating of B (expiring 27 November 2035).

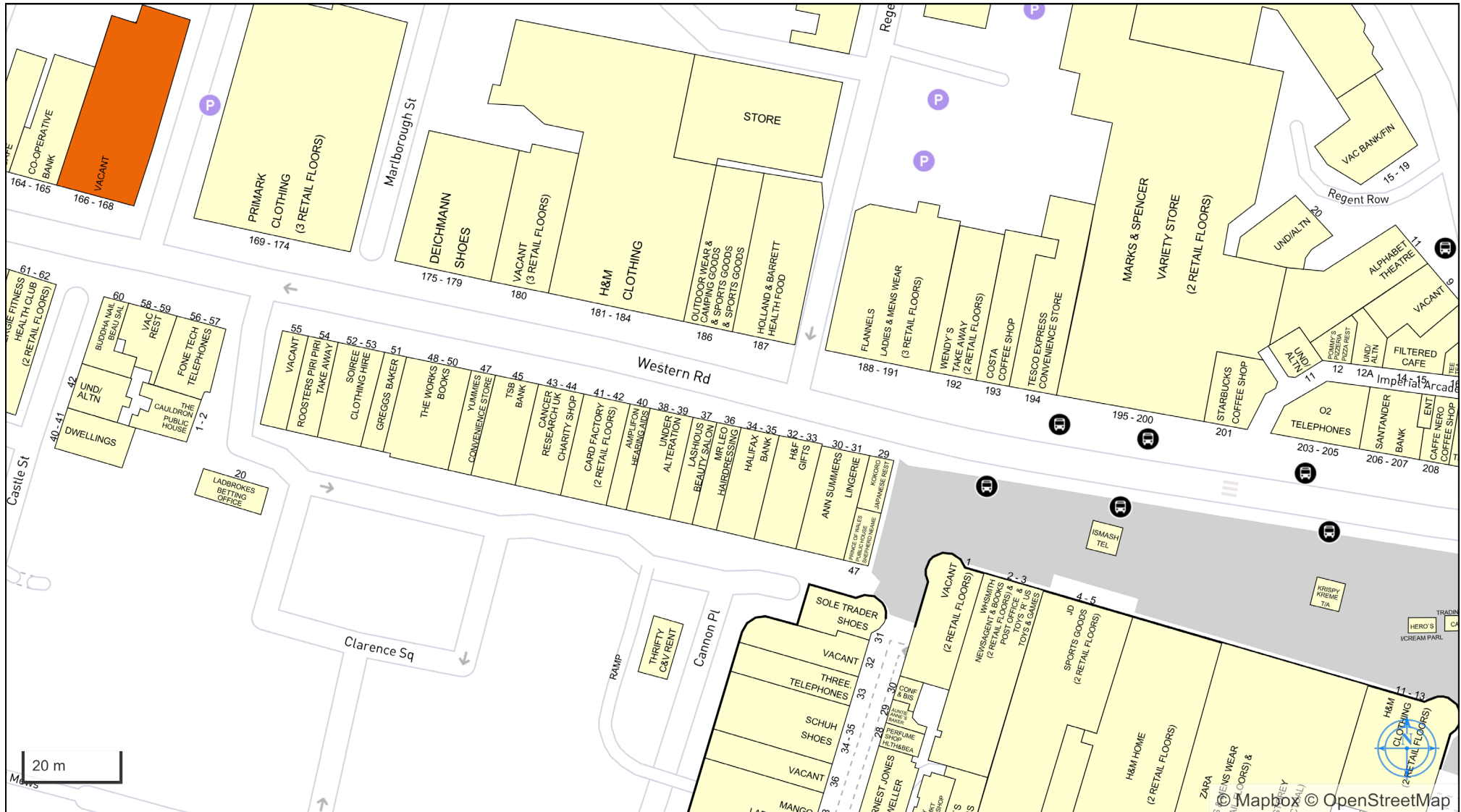
Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.





FLOOR PLANS For identification purposes only.



GOAD PLAN For identification purposes only.



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Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease. Terms on application.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is registered for VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information on before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin
s.martin@flude.com
07800 562509

Josh Gettins
j.gettins@flude.com
07545 846799

Aaron Lees
a.lees@flude.com
01273 740387

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.

5 February 2026

