GRAVES SON & PILCHER

To Let

Prominent E Class Premises

96 Western Road
Brighton, BN1 2LB

Class E Retail / Leisure

TO LET

1,496 sq ft

(138.98 sq m)

- Busy commercial thoroughfare
- Close to bus services
- Open plan ground floor accommodation

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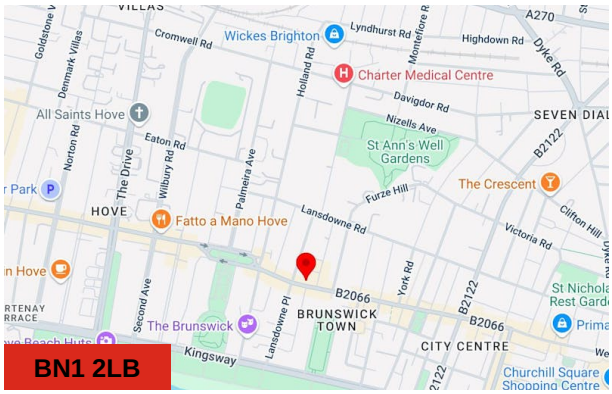
96 Western Road, Brighton, BN1 2LB

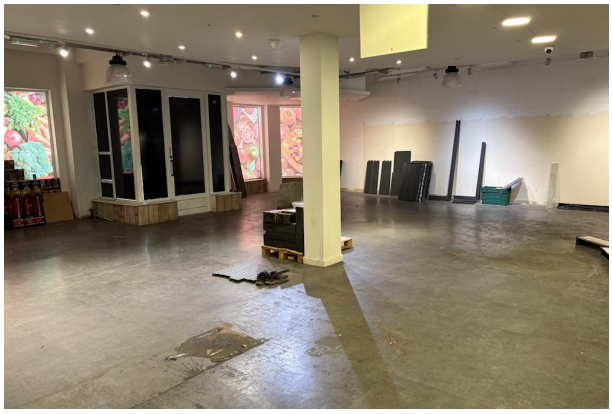
Summary

Available Size	1,496 sq ft
Rent	£40,000 per annum
Business Rates	Upon Enquiry
VAT	The property may be elected for VAT and therefore VAT may be charged on the terms quoted.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Description

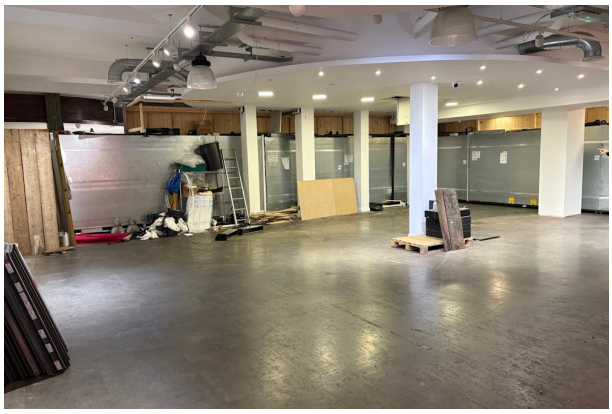
A chance to occupy this prominent E class premises in Western Road, Brighton. The premises is configured as open plan ground floor sales area with the accommodation part of a larger site and available by way of a sub lease. The current Tenant will fit stud walls plus single use w/c facility to the rear of the accommodation and is willing to work with a sub-tenant fit out.



Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	1,496	138.98
Total	**1,496**	**138.98**



Location

Situated in the heart of Western Road, Brighton, one of the main commercial thoroughfares of the city centre. Brighton Station is close by, and numerous bus services operate within the area. Traders include Waitrose, Creams, CeX, Caffe Nero and Bert's Homestore.

Terms

A new effective full repairing and insuring sub-lease, for a term to be agreed at a commencing rental of £40,000 per annum exclusive. Each party is to be responsible for their own legal fees.

VAT

The property may be elected for VAT and therefore VAT may be charged on the terms quoted.

Rateable Value

TBC

EPC

To be assessed.

Viewing & Further Information

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