GRAVES SON & PILCHER

To Let



Class E
Grade II Listed Building

95 Western Road
Brighton, BN1 2LB

Class E Retail / Leisure

TO LET

3,635 sq ft

(337.70 sq m)

- Incentives Available
- Located in a high footfall location
- Class E Premises
- 3 Storey building
- Grade II Listed

95 Western Road, Brighton, BN1 2LB

Summary

Available Size	3,635 sq ft
Rent	Rent on application
Rateable Value	£77,000
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

Description

A rare opportunity to occupy this Grade II Listed building in a central and vibrant location. The property is set over the basement, ground and first floor. This building will suit a variety of uses subject to necessary planning consents and currently benefits from Use Class E. Commercial extraction is in place however there is no kitchen presently in place. The basement has 2 large walk in refrigeration units, male & female w/c facilities, the basement was previously used as a kitchen and plumbing and drainage is in place.

Ground floor has an open plan trading area with disabled w/c facilities. Stairs to the rear up to the first floor. First floor is a large bright space offering period features on the ceiling and stained glass ceiling domes. Early viewing advised.

Accommodation

The accommodation comprises the following areas:

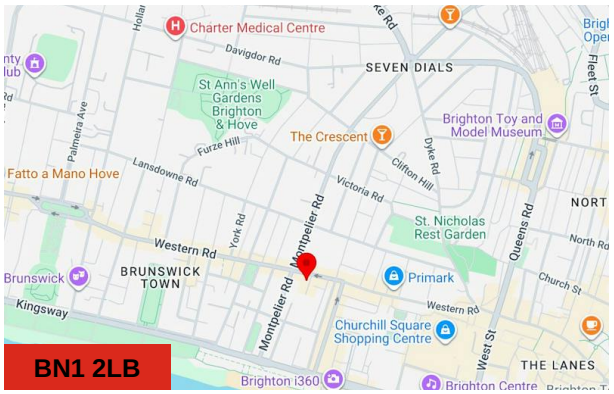
Floor/Unit	sq ft	sq m
Ground	1,405	130.53
1st	1,394	129.51
Basement	866	80.45
Total	**3,665**	**340.49**

Location

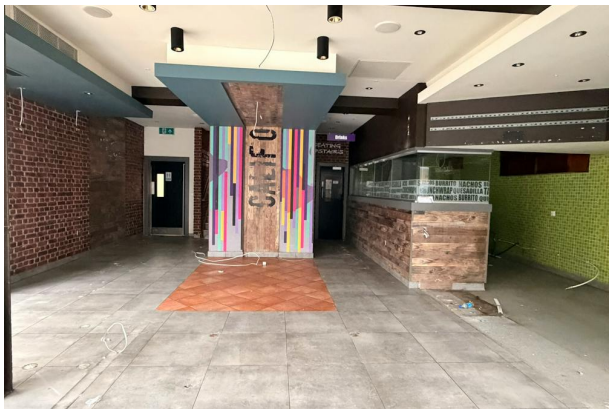
The restaurant is positioned in a good secondary retail location, opposite Waitrose, with high footfall. Western Road is a busy bus route for journeys east and west across the city, with Hove seafront a brief walk south. Nearby traders include Taj the Grocer, Sainsbury's Local, Cafe Nero, The Temple Bar, Cellys Hair and Simit Palace.

Terms

Terms to be agreed and negotiated. No premium.







Viewing & Further Information



James Bryant
01273 267245
jb@gsp.uk.com



Erin Mann
01273 321 123
em@gsp.uk.com

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