



**30-31 Western Road**

Brighton, BN1 2EB

**Prime City Centre Retail  
Unit  
Rental £132,500 PAX**

**2,457 sq ft**  
(228.26 sq m)

- New Lease
- Extensive Frontage
- Next to Churchill Square

# 30-31 Western Road, Brighton, BN1 2EB

## Summary

<b>Available Size</b>	2,457 sq ft
<b>Rent</b>	£11,041.66 per month
<b>Rates Payable</b>	£40,404 per annum
<b>Rateable Value</b>	£74,000
<b>Service Charge</b>	Service charge payable based on a fair proportion of the building expenditure.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	C (52)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,811	168.25
Basement	646	60.02
<b>Total</b>	<b>2,457</b>	<b>228.27</b>

## Description

The property comprises of an open plan ground floor retail space, with extensive window frontage along with basement storage space.

## Location

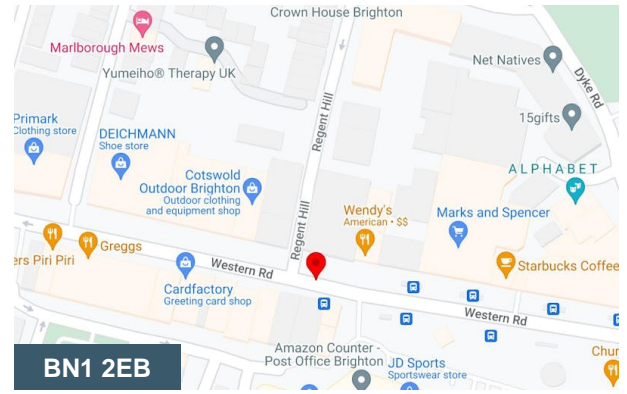
The property is located on the South side of Western Road, with Churchill Square shopping centre next door to the property with nearby occupiers including Flannels, Costa Coffee, Starbucks, Wendy's, Kokoro & Marks & Spencer.

## Terms

The property is available on a new FRI lease with terms to be agreed, asking rental £132,500 per annum exclusive.

## Viewings

Viewings can be arranged via Newlands Property.



## Viewing & Further Information



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