

SHOP TO LET

40 WESTERN ROAD BRIGHTON

Location

The property is situated in an excellent location on the south side of Western Road.

Neighbouring occupiers include Card Factory, Tesco, M&S, Ann Summers, Flannels, Halifax, Wendys and Kokoro.

Accommodation

Ground floor shop premises providing the following accommodation:

Retail Area 740 sq ft 68.75m²

Lease

A new full repairing lease is available for a term to be agreed.

Rent

£47,500 pa exclusive



Rates

Rateable Value	£28,750
Rates Payable	£14,346.25 p.a.

Legal Costs

Each side is to pay its own legal costs.

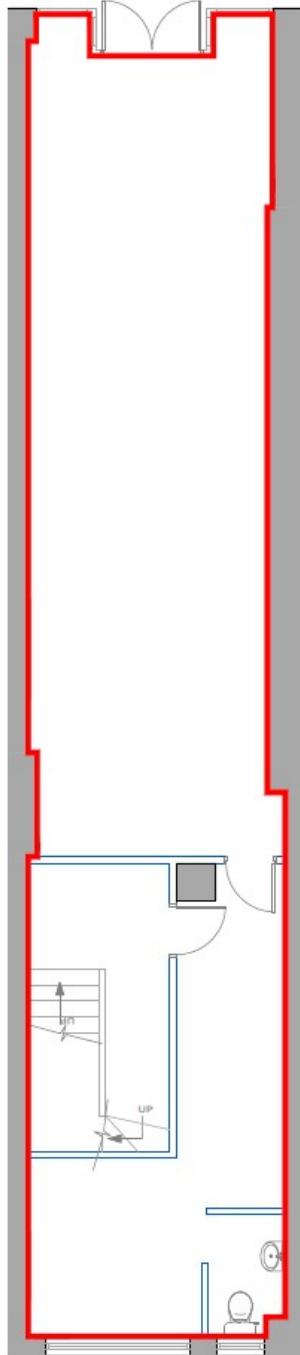
Viewing

Viewings via John Charles 07889 035155 or joint agent, Richard Lowrey at Newlands Property 07725 723021

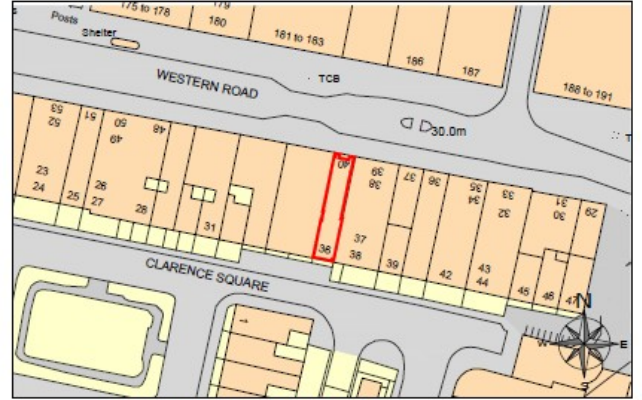
Misrepresentation act: the agents and the vendor take no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property.

WESTERN ROAD

NO.40
ENTRANCE

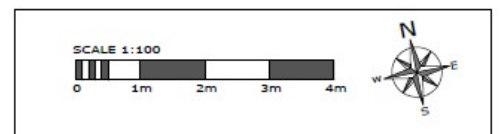


GROUND
FLOOR



LOCATION PLAN SCALE 1:1250

PLEASE NOTE, THIS IS AN A4 PLAN, IT SHOULD NOT BE ENLARGED OR SHRUNK TO FIT. WHEN PRINTING SET THE SCALE TO 'NONE'



drawing address 40 WESTERN ROAD BRIGHTON BN1 2EB	location/details GROUND FLOOR LEASE PLAN	date 25/05/16	scale 1/100
		dwg. no. PP3911-01	sheet A4

