CHARLECOTE

PRIME RETAIL INVESTMENT WITH RESIDENTIAL POTENTIAL
FOR SALE
37 WESTERN ROAD BRIGHTON BN1 2EB

- Prime retail location.
- Ground & lower ground floors.
- Ten year lease at £48,000 per annum
- Potential to add one bed flat (STNC).

AGENCY | LEASE ADVISORY | INVESTMENT | ACQUISITION | VALUATION

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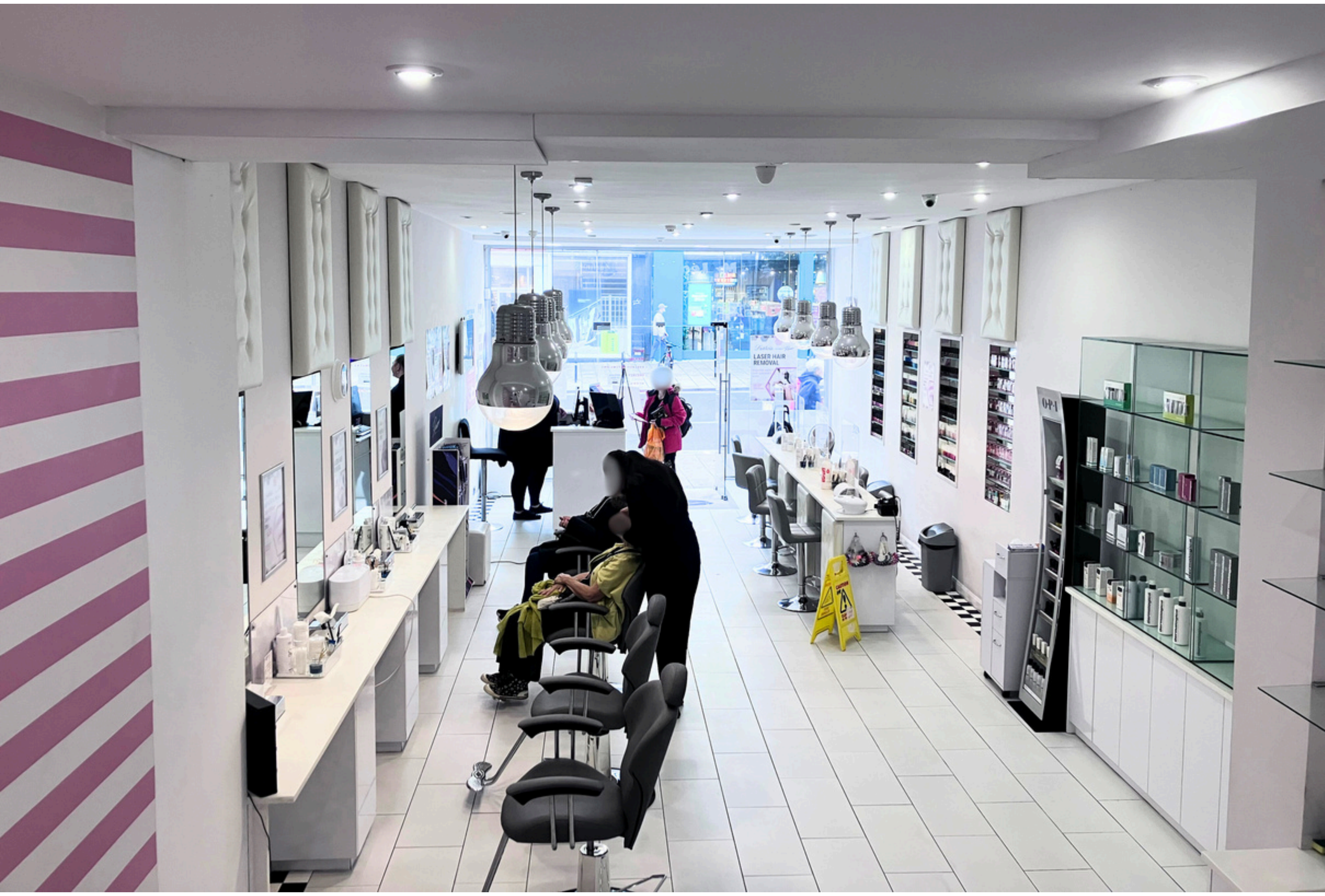


LOCATION

Brighton is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

Brighton is one of the largest retail centres in the UK, with a primary catchment of 515,000 and a cosmopolitan, vibrant mix of high-end, mass market and boutique retailers.

37 Western Road is prominently situated on the southern side of this main thoroughfare with Churchill Square Shopping Centre and the seafront a few minutes walk. Churchill Square Shopping Centre is now anchored by the recently opened Ikea and has 470,000 sq ft of retail space with 1,600 car spaces.

NEARBY OCCUPIERS

- H & M
- Marks & Spencers
- Flannels
- Halifax Building Society
- WH Smith
- Primark
- Card Factory
- Kokoro
- Cotswold Outdoor
- Ann Summers
- Amplifon
- Cancer Research

Brighton rail station is 0.5 miles (13 mins) with regular services to London Victoria and London Bridge (journey time 54 mins).

DESCRIPTION

37 Western Road comprises a ground floor open plan sales area with a lower and upper mezzanine at the rear comprising treatment rooms and lower ground floor storage and W.C. This Class E unit is currently trading as a beauty salon.

RESIDENTIAL DEVELOPMENT OPTION

Subject to planning (and other necessary consents) there is the opportunity to incorporate a one bed flat accessed from Clarence Square.

Indicative architects plans on the following page marked **Residential Option Plans**.

We are advised that there has been informal discussions between the tenant and landlord on regearing the lease. The tenant would retain the basement and a reduced ground floor sales area.

ACCOMODATION	sq ft	sq m
Ground Floor	713	66.2
Lower Ground Floor	477	44.3
Total (net internal)		

TENURE

Virtual freehold. Held on a lease dated 20th November 2015 for a term of 999 years on a peppercorn rent.

LEASE

Held on an effective FRI lease dated 12th December 2024 for a term of ten years expiring 27th November 2034. Tenant break option and rent review 28th November 2029, passing rent £48,000 per annum exclusive.

TENANT

RW Beauty Property Limited, company no 13247528.

PRICE

Offers in the region of £675,000.

VAT

We are advised that VAT is not chargeable on the rental outgoings.

BUSINESS RATES

RV £39,500 UBR 43.2 p (Apr 2026/27).

ENERGY PERFORMANCE CERTIFICATE

Certificate No:9404-3049-0161-0200-9025,
rated 88 D, valid until 27th January 2026 .

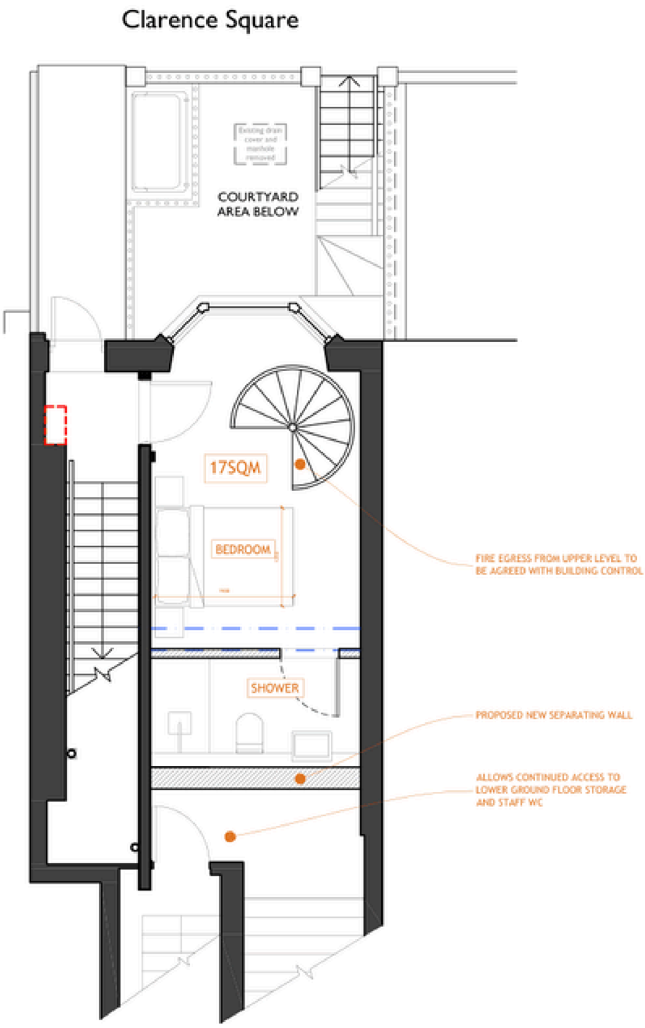
LEGAL COSTS

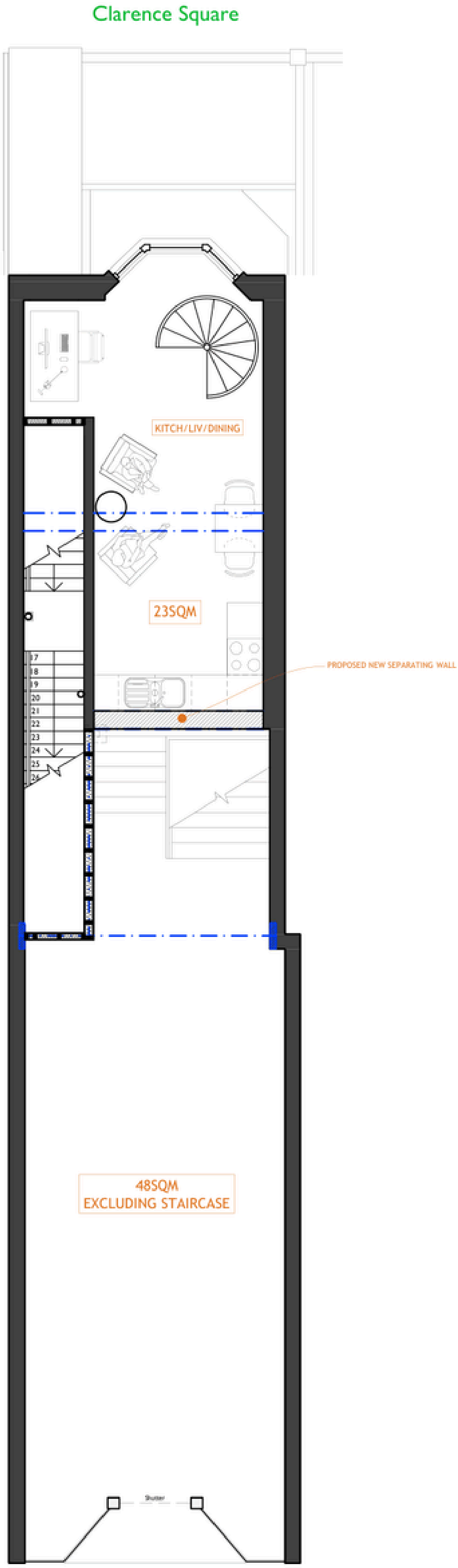
Each party to be responsible for own legal costs.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.

RESIDENTIAL OPTION PLANS





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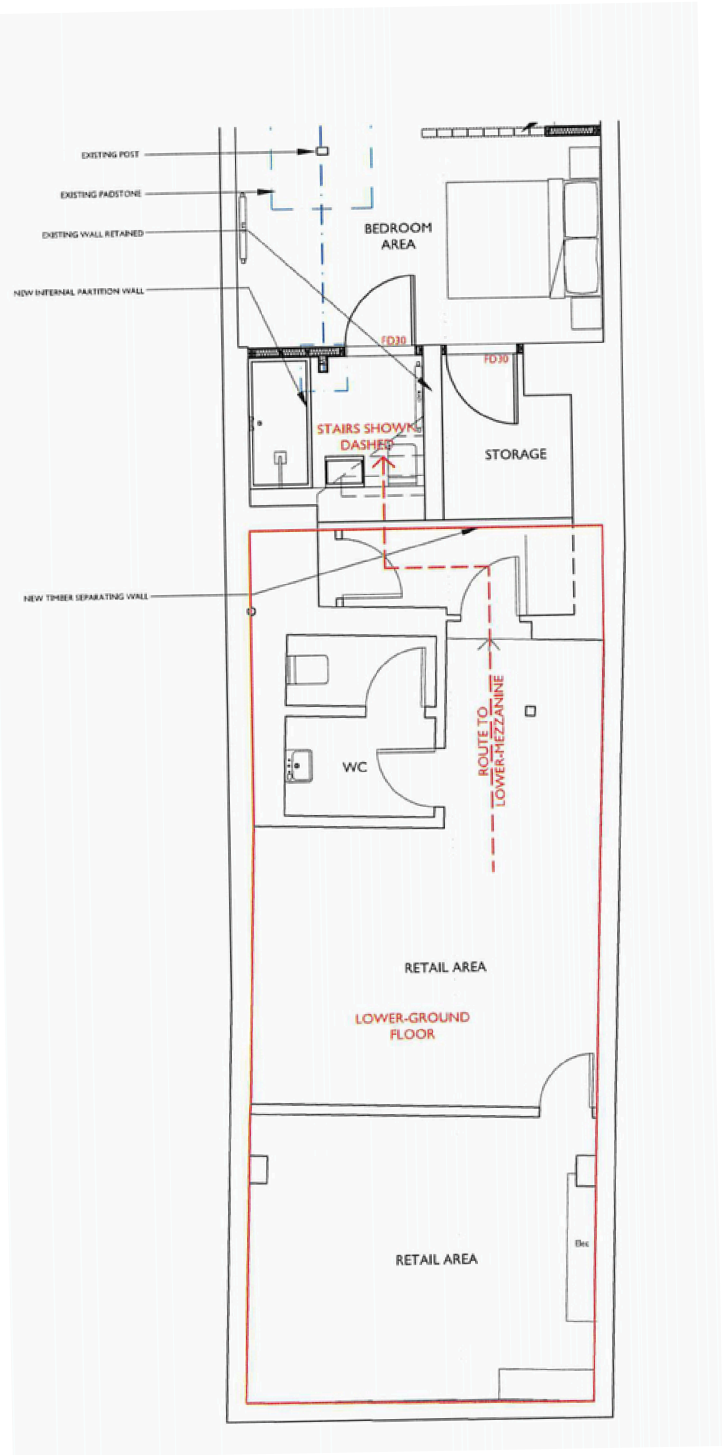
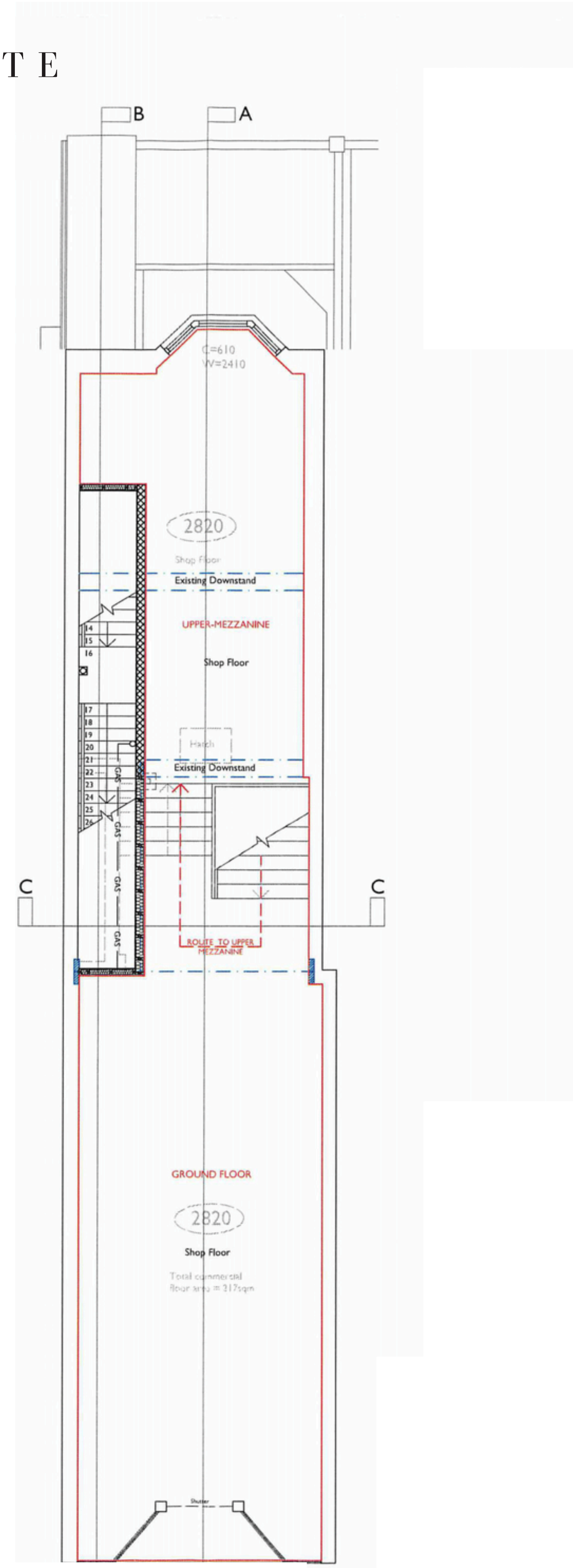


Lower Ground Floor



Ground Floor -
Upper Mezzanine

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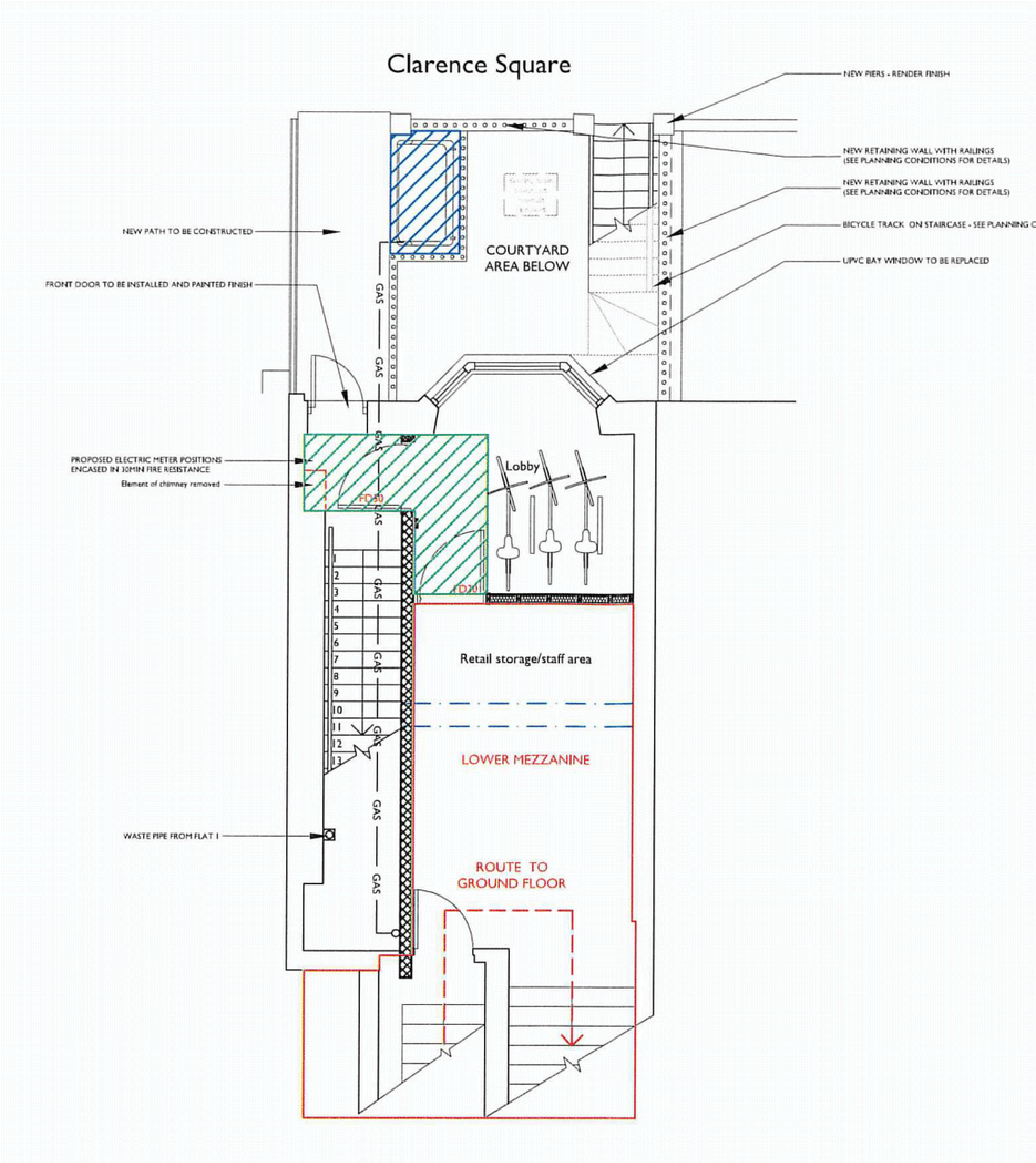

Lower Mezzanine

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CONTACT US

To book a viewing or receive further information, please get in touch.

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