



## FOR SALE

### PRIME RETAIL INVESTMENT

### CLOSE TO CHURCHILL SQUARE SHOPPING CENTRE

- Prime retail location.
- Ten year lease at £48,000 per annum
- Ground & lower ground floors.
- Virtual freehold.

## 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.

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 at 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.



## TERMS & PRICE

Details and price on application.

## VAT

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

## BUSINESS RATES

RV £38,500 UBR 49.9p (Apr 2025/26).

## ENERGY PERFORMANCE CERTIFICATE

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

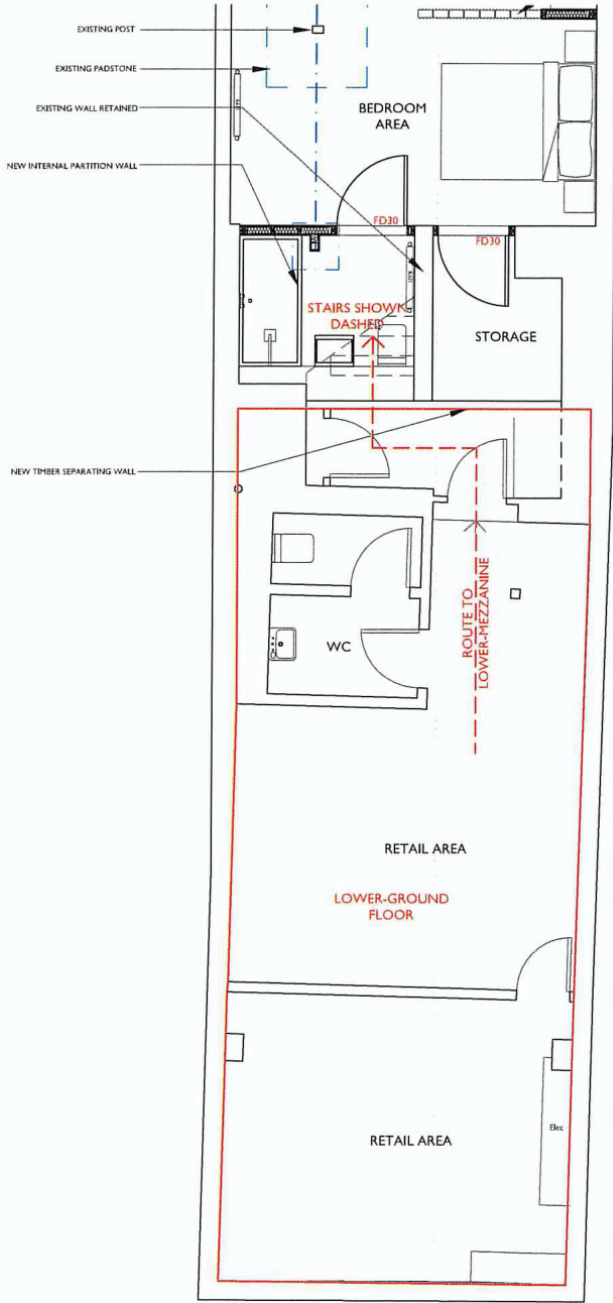
## LEGAL COSTS

Each party to be responsible for own legal costs.

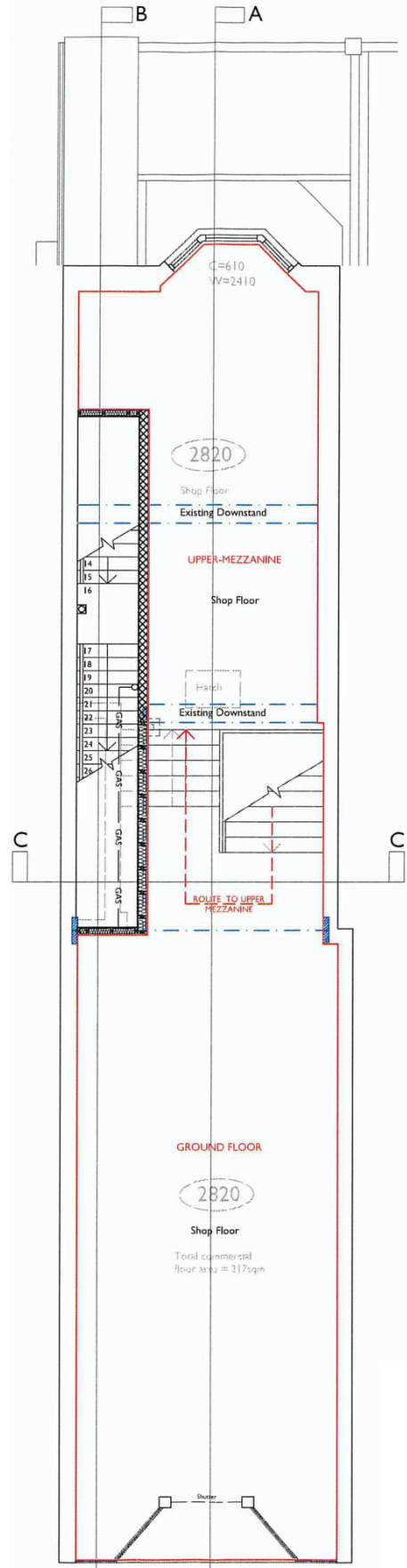
## MONEY LAUNDERING REGULATIONS

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

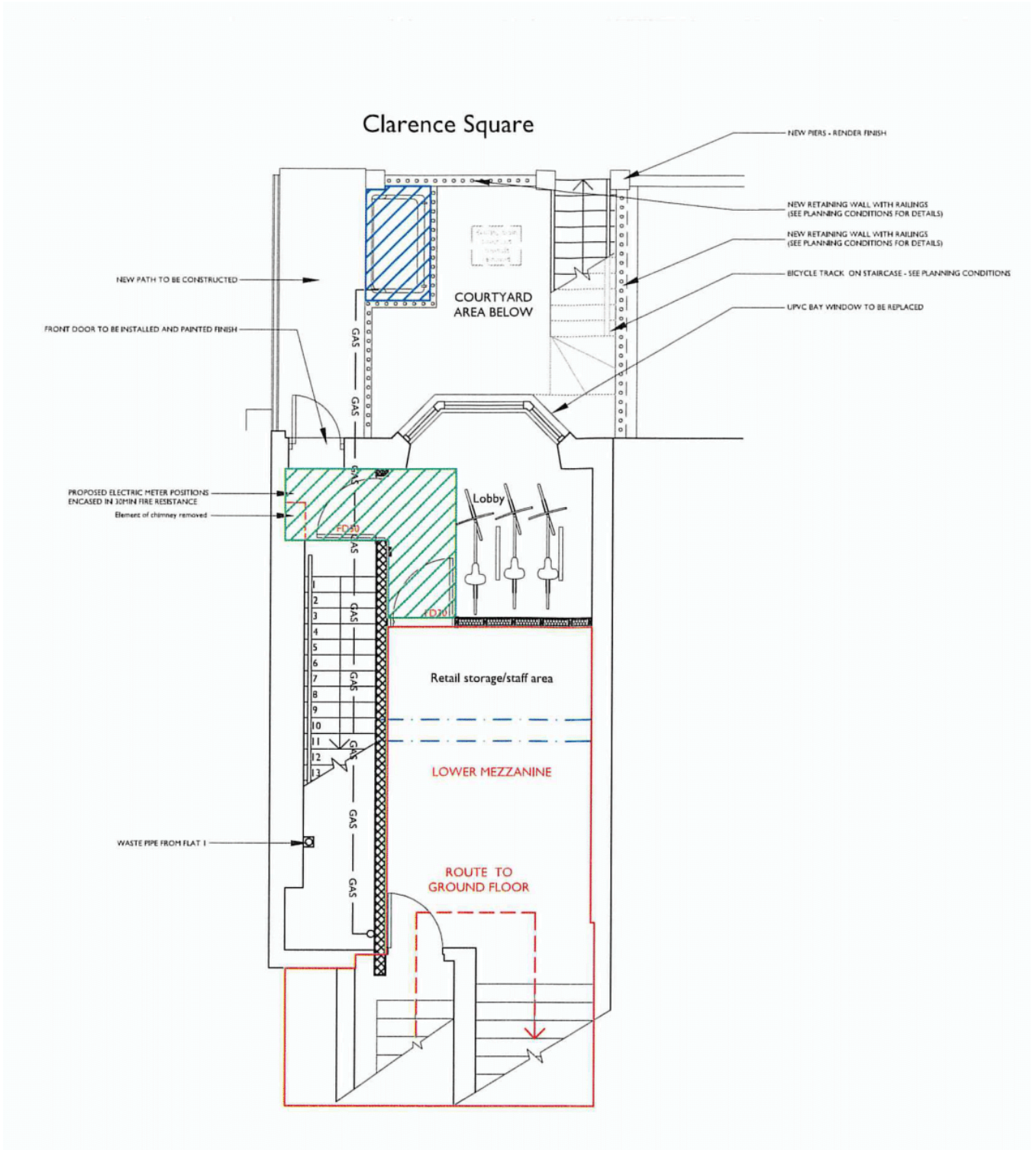




Lower Ground Floor



Ground Floor -  
Upper Mezzanine



Lower Mezzanine

## CONTACT US

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



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