



TO LET

PRIME E CLASS UNIT

- Suitable for a variety of uses (STNC)
- Currently occupied by Flight Centre
- Prominent location in Western Road opposite Primark
- Available from December 2025

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.

55 Western Road is prominently situated on the southern side of Western Road the main thoroughfare linking Brighton and Hove.

Churchill Square Shopping Centre is 300m. Brighton station is 13 mins walk (0.5 miles) via Queens Road with the seafront and the i360 a few minutes away.

Nearby occupiers include: Primark, Deichmann, H&M, Greggs, McDonalds, KFC, Subway, The Co-Operative Bank, Energie Fitness, The Works, Soiree & Roosters Piri Piri.

A location plan and street view can be viewed online by typing in the following postcode: BN1 2EB

DESCRIPTION

The property comprises a ground floor currently fitted as an open plan sales office with additional rear office and disabled W.C. At lower ground floor there is a meeting room, small office, fitted kitchen and W.C. Amenities include good natural light, air-conditioning and LED lighting.

TERMS

A new effective FRI lease on terms to be agreed.

RENT

Offers in the region of £55,000 per annum.

NEARBY OCCUPIERS

- Primark
- Deichmann
- Greggs
- McDonalds
- KFC
- Subway
- Roosters Piri Piri.
- The Co-Operative Bank
- Energie Fitness
- The Works
- Soiree



ACCOMMODATION	Sq Ft	Sq M
Ground Floor Sales	1077	100
Lower Ground Floor	801	74.4
WC	-	-
Kitchen	-	-
Total Floor Area	1,878	174.4



BUSINESS RATES

RV £45,000 UBR 49.9p (Apr 25/26).

Note: The 202/26 Retail, Hospitality and Leisure Business Rates Relief scheme can provide qualifying occupiers of retail and leisure properties with up to 40% business rates relief.

VAT

We are advised that VAT is not chargeable.

SERVICE CHARGE

There is a service charge for external repairs and maintenance, details on application

PERMITTED USE

The Use Classes Order of 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E includes A1, A2, A3, B1 and some D1 & D2 uses.

LEGAL COSTS

Each side will be responsible for their own legal costs.



CONTACT US

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



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MONEY LAUNDERING REGULATIONS

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



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