

To Let – Retail Premises

2,059 sq ft (191.28 sq m)

38/39 Western Road, Brighton BN1 2EB

- On the instruction of Santander
- Prominent central location
- Well proportioned unit

Location

The unit is situated on Western Road in the centre of Brighton. The store is well positioned and within close proximity to Churchill Shopping Centre. Nearby retailers include H&M, New Look, Primark and Costa Coffee.

Description

The unit comprises ground floor sales area and further space is provided in the basement. The unit benefits from a glazed frontage extending to 8 metres.

Accommodation

The unit extends to the following approximate floor areas:

Ground Floor	1,547 sq ft (143.72 sq m)
Basement	512 sq ft (47.56 sq m)
TOTAL	2,059 sq ft (191.28 sq m)

Rates

Rateable Value	£90,000
UBR	49.7p
Rates Payable (Per Annum)	£44,730

Interested parties should verify these figures with the Local Authority.



Planning

A2/A1

Rent / Lease Terms

The property is available by way of a new sub-lease or assignment of the existing lease with expiry on 31 December 2020.

Rent

Rent on Application

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

The property has been graded a level 'C' EPC certificate. The full EPC is available on request.

Viewing and further Information

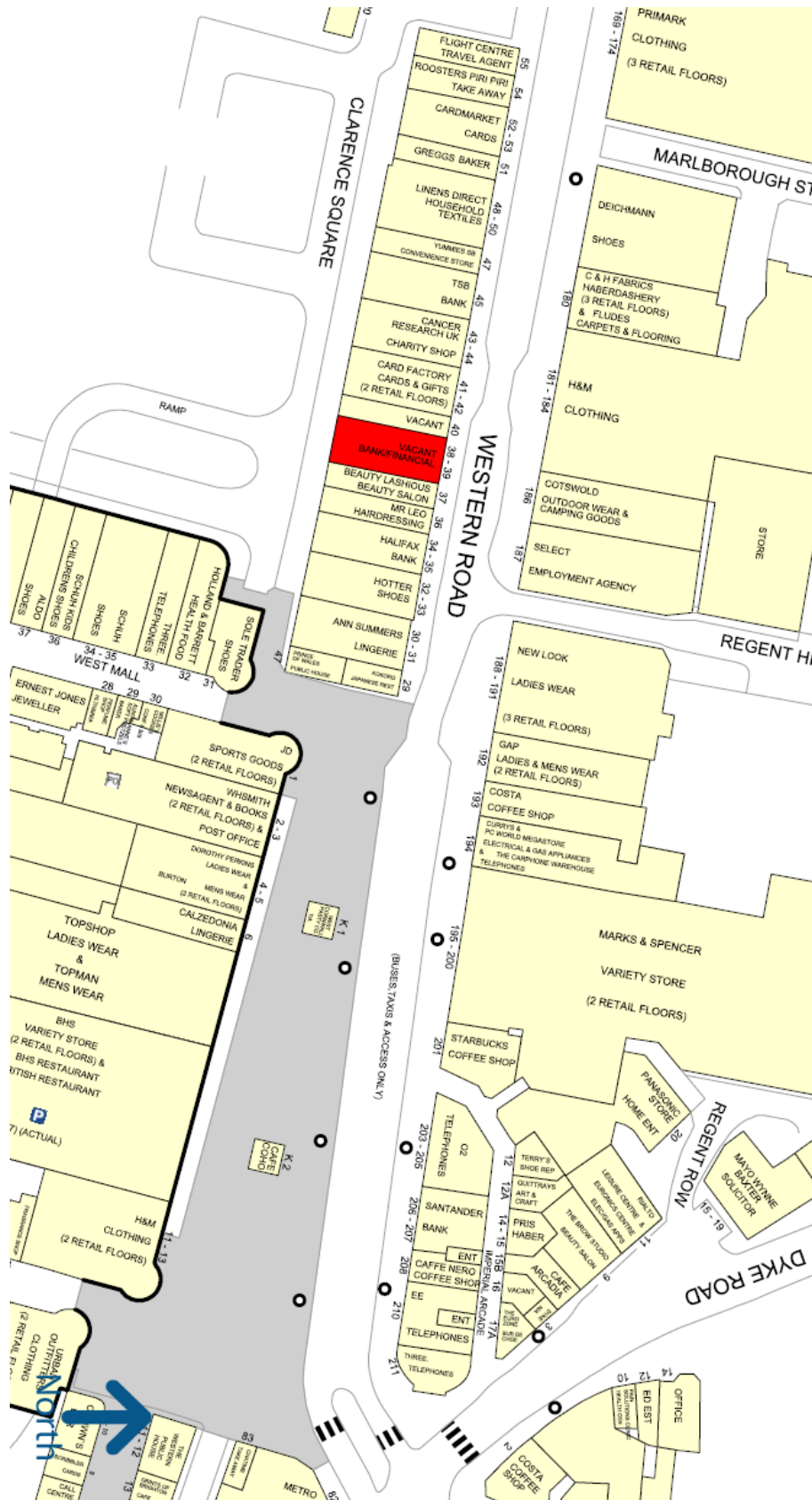
By appointment through Sole Agents GL Hearn.

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