

SUPERB PROMINENT CORNER PREMISES WITH UPPER PARTS TO LET

56 Western Road, Brighton, BN1 2HA

Rent £47,500 pax



LOCATION:

The subject property is situated in a prominent spot on the corner of Western Road & Clarence square in central Brighton. Churchill Square Shopping Centre is a few hundred yards to the east, whilst beyond that are The Lanes & The North Laine. Brighton seafront is a short walk to the south whilst Brighton mainline railway station is a few minutes walk away to the north east. Nearby occupiers include Primark, Greggs, The Works, Ladbrokes, Marks & Spencer, Costa & Starbucks.

DESCRIPTION:

An imposing corner premises with return frontage arranged over ground, basement 1st & 2nd floors.

DIMENSIONS:

The accommodation comprises:

	IMPERIAL	METRIC
Ground floor	617 sq ft	57.32 sq m
Basement	217 sq ft	20.25 sq m
1 st floor	599 sq ft	55.65 sq m
2 nd floor	492 sq ft	45.71 sq m
WC's at basement & 1 st floor levels		

RENT:

Rent £47,500 per annum exclusive of rates, VAT and all other outgoings.

LEASE:

Available by way of a new full repairing & insuring lease for a minimum term of 5 years.

RATES:

Rateable Value: Rateable Value £43,500
UBR APR 2020/21 51.2p

EPC:

Certificate Reference Number: 9133-3078-0662-0400-3091
The energy efficiency rating for this property is F147 and a full copy of the report can be found at www.ndepcregister.com

LEGAL COSTS:

Each side to pay their own legal costs.

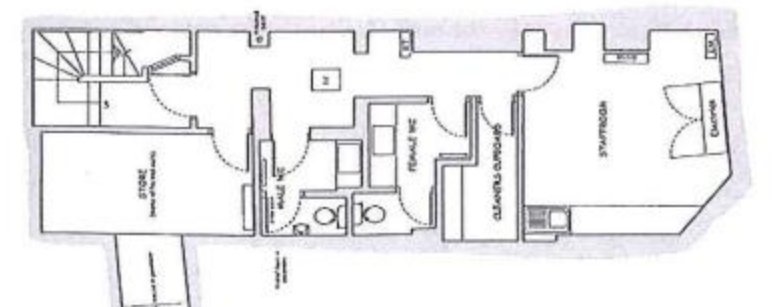
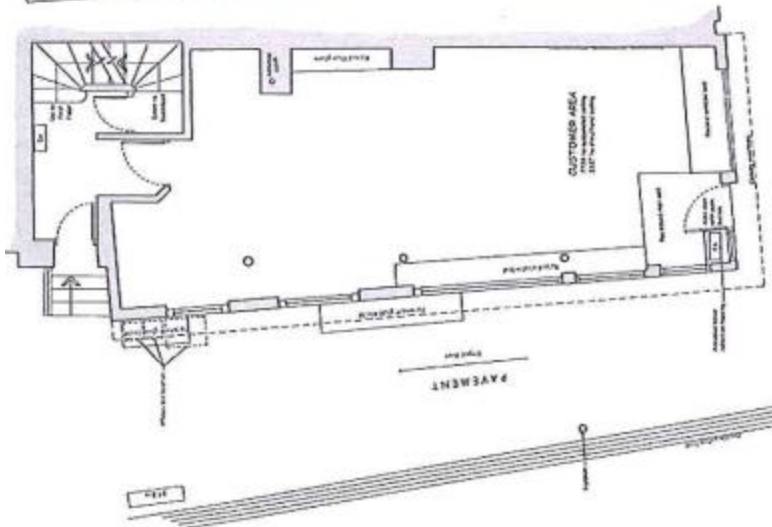
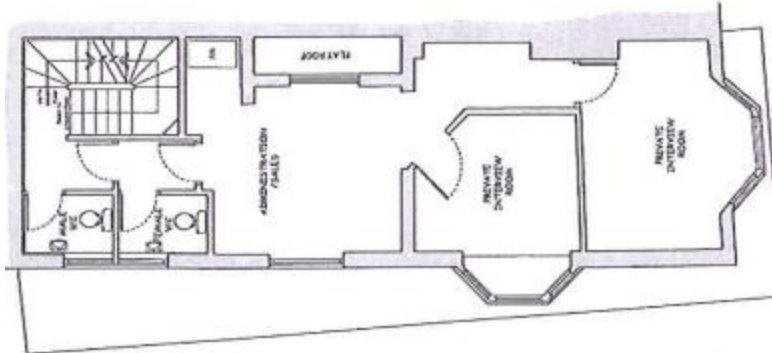
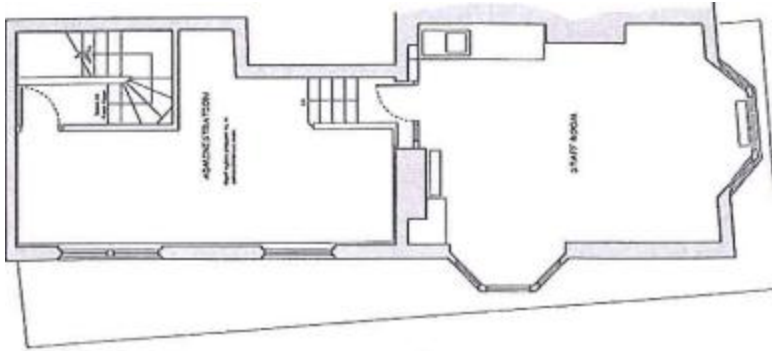
VIEWING:

By prior appointment through the landlord's agent, Eightfold Property. Call 01273 672 999, or email max@eightfold.agency



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