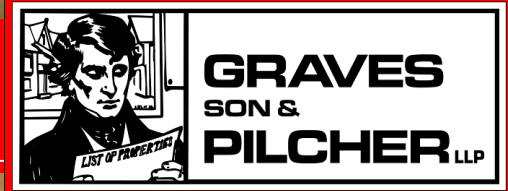


95 WESTERN ROAD, BRIGHTON

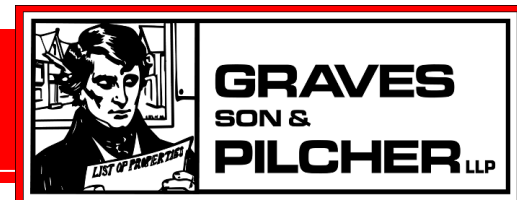


EXTENSIVE LEASEHOLD RESTAURANT LEASE AVAILABLE - NO PREMIUM

Total Size : 3,635 ft² / 338.45 m²

Pictures taken during previous tenancy. Now presented as a shell.

95 WESTERN ROAD BRIGHTON



LOCATION

The restaurant is positioned on Western Road, opposite Waitrose in a good secondary retail location. Western Road is situated on a busy route for journeys east and west across the city.

DESCRIPTION

This grade II listed building may suit a variety of uses subject to necessary planning consents, and currently benefits from an A3 restaurant use. The building is presented as a shell ready for fit out.

The premises are arranged over three floors, and briefly comprise:

ACCOMODATION

Ground Floor	in all 1,405 ft² / 130.5 m ²
First Floor	in all 1,394 ft² / 129.5 m ²
Basement	in all 866 ft² / 80.45 m ²
Total	in all 3,635 ft² / 338.45 m ²

all measurements are approximate

Services and amenities not tested

Rateable Value: £64,000 (restaurant and premises)

The property is held on a FRI lease for a term of 35 years from 13th June 2001.
At a present passing rental of £75,000 pa. ex. NO PREMIUM

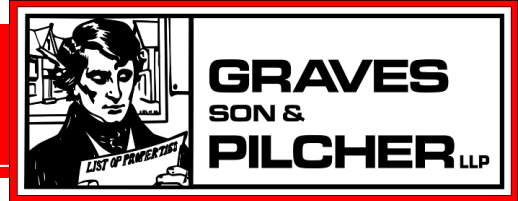
Viewing by strict appointment with LETTING AGENT, **GRAVES SON & PILCHER LLP 01273 321 123**



Pictures taken during previous tenancy
Now presented as a shell.

FOR FURTHER DETAILS OR TO VIEW PLEASE CONTACT
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95 WESTERN ROAD BRIGHTON



Scale

Experian Goad Plan Created: 07/10/2016
Created By: Graves Son and Pilcher LLP



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