

PROMINENT E CLASS PREMISES TO LET



111 WESTERN ROAD

BRIGHTON BN1 2AA



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated in central Brighton and on one of the main commercial thoroughfares of the city. Located on the southern side of Western Road with Churchill Square Shopping Centre close by. Notable traders include: Flannels, Primark, McDonald's, Waitrose and The Temple Bar.

Accommodation

A rare opportunity to occupy this prime E class unit with dual frontage to Norfolk Square which would suit a variety of commercial traders. Comprising ground and lower ground floors, there is an open plan sales area with counter server and small wash room. Stairs lead to the lower ground floor where there is a commercial kitchen with extraction, storage space, an office, and male and female WC facilities. External seating is available fronting Norfolk Square within the property demise with external seating along Western Road subject to a pavement licence via Brighton & Hove City Council.

Ground Floor	922 ft ²	85.6 m ²
Lower Ground Floor	519 ft ²	48.2 m ²
TOTAL	1,441 ft²	133.8 m²

Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of **£40,000 per annum**, exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Rateable Value £41,250

EPC Rating to be assessed

Viewing by appointment with sole agent **Graves Son & Pilcher LLP**

amenities and services not tested
measurements are approximate

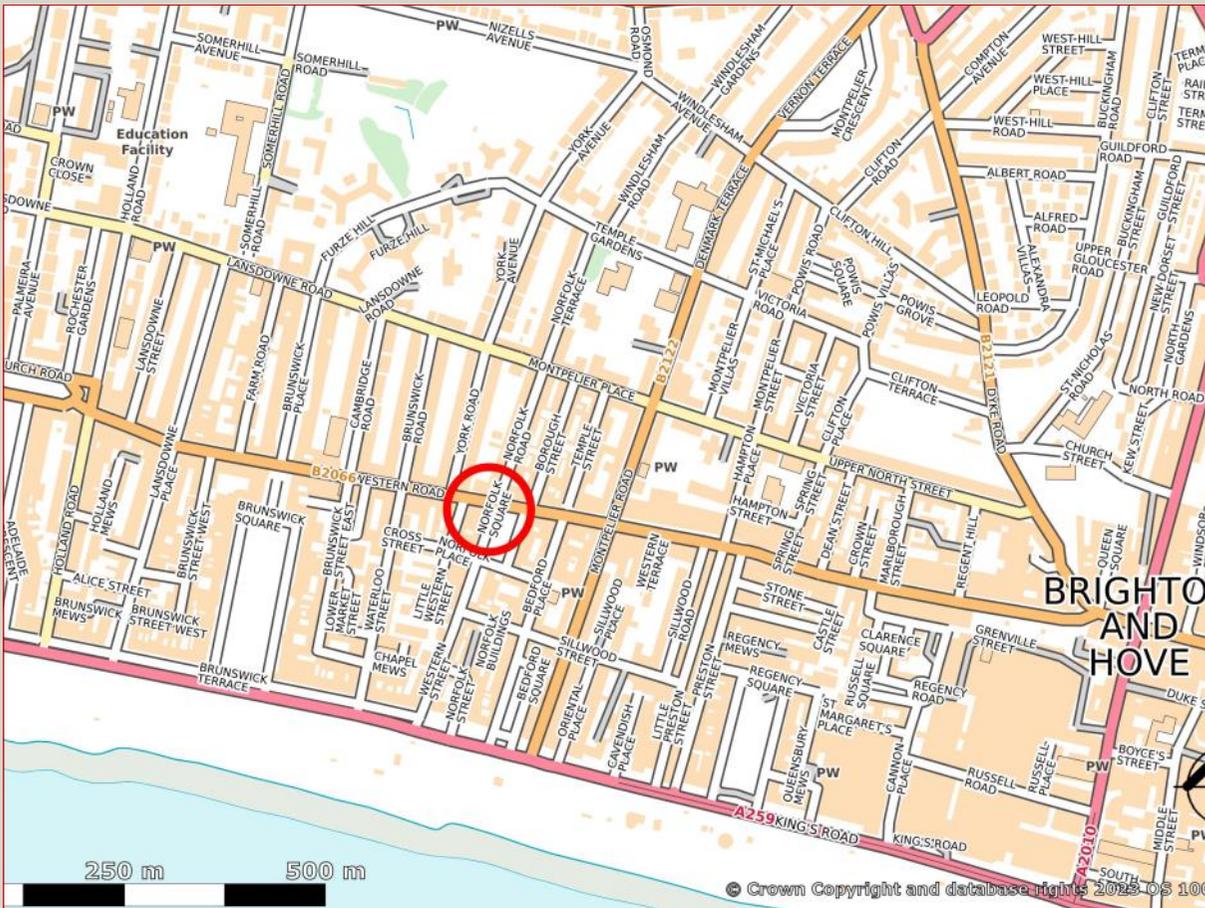


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