

FITTED AS
HAIRDRESSING
SALON



TO LET
E CLASS RETAIL UNIT
143 WESTERN ROAD, BRIGHTON BN1 2DA



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.

143 Western Road is situated on the northern side of this main thoroughfare linking Brighton and Hove. Nearby occupiers include Sainsburys Local, Caffe Nero (opposite), Betfred, Superdrug, Berts Homestore, Creams, and Timpson.

Brighton station is only 14 mins walk (0.7 miles) via Queens Road with the seafront and the i360 4mins (325m).

Description

Prominent corner retail unit arranged over ground floor and lower ground. The property currently trades as a hairdressing salon, having been fitted out in July 2020.

Accommodation

The accommodation has the following approximate net internal areas:

Ground Floor 505 sq ft 46.9 sq m

Lower Ground 722 sq ft 7.2 sq m
W/C

All areas are net internal.

Lease

An assignment of the existing lease dated 24th June 2020 for a term of 10 years.

Rent

£35,000 per annum exclusive.

Premium

A capital premium is required for the lease, fixtures and fittings, details on application.

VAT

We are advised that VAT is not chargeable on the rental outgoings.

Business Rates

Rateable Value: £23,000.

UBR 49.9p (April 2022/23).

Note: The 2022/23 Retail, Hospitality and Leisure Business Rates Relief scheme can provide eligible, occupied, retail and leisure properties with a 50% business rates relief.

EPC

Certificate no: 2187-3019-0306-0100-5291

The energy efficiency rating for the property is D 85.

A full copy of the EPC can be viewed at:
www.ndepcregister.com

Legal Costs

Each party are to be responsible for their own legal costs.

Viewing & further info

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