

**PROMINENT CORNER SHOP
 TO LET – DUE TO RELOCATION
 143 Western Road, Brighton, BN1 2DA**

LOCATION:

The subject property is located in a highly visible spot in Western Road, Brighton at the junction with Hampton Place. Nearby occupiers include Waitrose, CEX, Creams, Café Nero, Robert Dyas and Sainsbury's Local.

DESCRIPTION:

Attractive corner premises arranged over ground floor and basement. The property currently trades as a hairdressing salon.

ACCOMMODATION:

The accommodation has the following approximate areas;

	IMPERIAL	METRIC
Ground Floor	505 sq ft	46.9 sq m
Basement	722 sq ft	67.1 sq m
WC		

LEASE:

Assignment of an existing effective full repairing & insuring Lease for a term of 15 years from 12th August 2010 with 5 yearly rent reviews.

RENT:

£35,000 per annum exclusive of rates, VAT and all other outgoings.



RATES:

Rateable Value: £22,500 UBR 49.1p (April 2019/2020).
 Small Business Multiplier

ENERGY PERFORMANCE CERTIFICATE:

An EPC will need to be obtained prior to commencement of marketing.

LEGAL COSTS:

The incoming tenant to be responsible for the reasonable legal costs of the Assignor and the Landlord an unconditional undertaking to be provided prior to release of papers.

VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**.