

# TO LET

**STAR** PROPERTY  
AUCTIONS & COMMERCIAL



76 Western Road  
Brighton  
BN1 2HA

**TO LET Prime City Centre Retail Premises**  
**£45,000 Per Annum**

- New Lease
- Available Now
- Suit various uses (STPC)

## Location

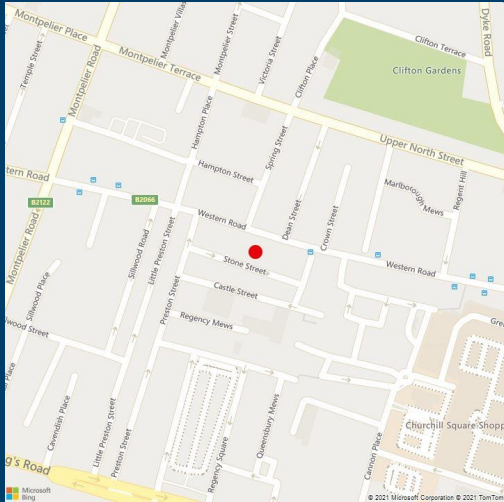
The property is located in a highly visible spot on the southern side of Western Road, Brighton close to the junction with Preston Street. Churchill Square Shopping Centre is a few hundred yards to the east whilst Brighton Seafront is a few minutes walk away. Nearby occupiers include Argos, Berts, Superdrug, Robert Dyas, McDonalds, KFC, Café Nero & Sainsbury's

## Description

A retail unit with good depth arranged over ground floor & basement. With the new Class E Planning use it is our understanding that the property will now be suitable for uses that would have previously been A1, A2, A3, B1, D1 & D2 as in accordance with legislation.

## Planning

E Business & Service use class



## Accommodation

Total 1,636 Sq Ft 151.98 Sq M

## EPC

Certificate Reference Number: 0180-0636-0239-6123-8002  
The energy efficiency rating for this property is D81 and a full copy of the report can be found at [www.ndepcregister.com](http://www.ndepcregister.com)

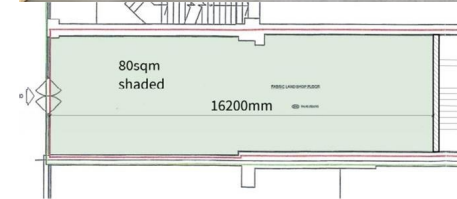
## Fees

Incoming tenant to make a contribution of £500 plus VAT towards the landlords legal costs.

## Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 5 years with an asking rental of £45,000 per annum exclusive.

## Business Rates



1 Proposed Upper Ground  
Scale: 1:100

\*NOTE: DRAWINGS SUBJECT TO MEASURED SURVEY - AREAS AND MEASUREMENTS SHOWN ARE INDICATIVE



2 Proposed Lower Ground  
Scale: 1:100

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