

**HIGHLY PROMINENT RETAIL PREMISES
MAIN WESTERN ROAD LOCATION
811 SQ FT
LEASE FOR SALE**



**109 WESTERN ROAD
BRIGHTON
BN1 2AA**

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LOCATION Situated in a highly prominent and central corner position in Brighton and Hove cities main commercial thoroughfare of Western Road. The property is situated on the edge of Norfolk square on the Brighton and Hove borders and is surrounded by numerous individual and multiple retailers and benefits from a heavy traffic and pedestrian flow.

ACCOMMODATION The premises comprise ground floor shop with first floor office/shop, arranged as follows:

Shop 440 sq ft

- Suspended Ceiling
- Laminate Flooring
- 5 x Internet terminals
- Display Counter
- Photocopier
- CCTV
- Alarm

First Floor Office/Shop 371 sq ft

- 13 internet terminals
- Storage area
- Fully Carpeted
- Good Natural Light
- Kitchenette
- WC + HWF

TENURE Leasehold

LEASE Assignment of existing 15 year lease from 2015

RENT £21,000 per annum exclusive

PREMIUM OIRO £49,950 for the benefit of the fixtures and fittings and the lease

UNIFORM BUSINESS RATES

Description:	Shop and Premises
Rateable Value:	£14,750
Rates Payable:	£7,139

VAT VAT is not chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through sole agent:
Tom Graves Commercial Ltd
Tel: 01273 233333