

**RARELY AVAILBLE SHOP PREMISES
JUST OFF WESTERN ROAD
FORMER BARBER/HAIRDRESSERS
TO LET**



**3 LITTLE WESTERN STREET
BRIGHTON
BN1 2PU**

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LOCATION

The property is situated in just off the highly prominent location of Western Road, Brighton. Western Road is the main commercial thoroughfare of Brighton with the Churchill Square shopping centre a short walk to the east and the seafront a short walk to the south.

ACCOMMODATION

The premises comprise ground floor shop with rear store and yard, arranged as follows:

Shop 332 sq ft (30 m2)

- Tiled Floor
- Good Natural Light
- Track Lighting
- Close to Western Road



Rear Office/Store 60 sq ft

- Sink Unit
- Access to rear yard
- WC + HWF

TENURE

Leasehold

LEASE

New FRI lease to be negotiated

RENT

£8,500 per annum exclusive

UNIFORM BUSINESS RATES

Description:	Shop and Premises
Rateable Value:	£6,100
Rates Payable:	£2,952.40

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