

**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**

£9,000 per annum exclusive

**UNIFORM  
BUSINESS RATES**

<b>Description:</b>	<b>Shop and Premises</b>
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**