



RUPERT BURSTOW
Property Consultancy & Acquisitions

**HIGHLY PROMINENT CENTRAL
CORNER PREMISES
SHOP/OFFICE (A1/A2)
LEASE AVAILABLE WITHOUT
PREMIUM
TO LET**



**109 – 110 WESTERN ROAD
BRIGHTON
BN1 2AA**

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109 – 110 Western Road, Brighton, BN1 2AA

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 boarders and is surrounded by numerous individual and multiple retailers and benefits from a heavy traffic and pedestrian flow.	
ACCOMMODATION	The premises comprise a superb corner sight on ground and lower ground floors as follows:	
GROUND FLOOR	Gross frontage:	37'
	Internal width:	31'5"
	Internal depth:	22'9"
	Total sales area	695 sq ft (61 sq m)
	<ul style="list-style-type: none"> • Suspended ceiling with recessed strip lighting • Fully carpeted • Superb window frontage 	
LOWER GROUND FLOOR	Office 10'7" x 15'4"	162 sq ft
	To include:	<ul style="list-style-type: none"> • Large storage cupboard
W/C	Separate male and female W/C's with hand wash facilities	
KITCHEN		4'3" X 8'8"
	To include:	<ul style="list-style-type: none"> • Stainless steel sink with hot and cold water
BASIC STORES		13'3" X 7'3"
FURTHER STORES		
BASEMENT		
VAULT		
TENURE	Leasehold.	
LEASE	Property is held on an under-lease expiring 31 st March 2013 with no further rent reviews. We are advised however that a longer term can be made available should it be required.	
RENT	Passing rent £31,850 per annum exclusive (no further rent reviews)	

**UNIFORM BUSINESS RATES**

- **Description:** Office and premises
- **Rateable Value:** 21,750
- **Rates Payable:** £16,548.75 (April 09/10)

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Each party to bear their own legal fees

VIEWING Strictly via a prior appointment through sole agent:
Rupert Burstow Ltd
Tel: 01273 731111