



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

**NO PREMIUM!**

HIGHLY PROMINENT PRIME SHOP  
IN PROMINENT CORNER POSITION  
BRIGHTON'S PREMIER COMMERCIAL  
THOROUGHFARE  
SHOP PLUS SPACIOUS BASEMENT  
TO LET



**143 WESTERN ROAD  
BRIGHTON  
BN1 2DA**



## 143 WESTERN ROAD, BRIGHTON BN1 2DA

**LOCATION** Situated in a highly prominent position in the heart of Brighton's premier commercial thoroughfare of Western Road. The property is situated on the north side of the road (south facing) on the corner of Western Road and Hampton Place surrounded by many multiple and individual retailer to include; Sainsbury's, Shoe Fayre, Waitrose Superstore, William Hill to name but a few. It is also a densely populated residential area.

**ACCOMMODATION** The premises comprise a superb corner shop with spacious basement stores as follows:

Internal width 16'3"  
Internal depth 29"

**Total sales area 471 sq ft (44 sq m)**

- High quality recessed spot lighting
- Wooden floor with air conditioning

**REAR OFFICE/STORE** 8'3" x 15'3" 125 sq ft

- Spotlighting

**BASEMENT** 21'4" x 31'8" 675 sq ft

- High ceiling
- W/C with hand wash facilities

**ROOM 2** 21'2" x 8'7" 181 sq ft

**Total basement area 856 sq ft (80 sq m)**

**TENURE** Leasehold

**LEASE** A new lease is available with terms to be agreed

**RENT** £37,500 per annum exclusive

### UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** 22,500
- **Rates Payable:** £9,315 (April 10/11)

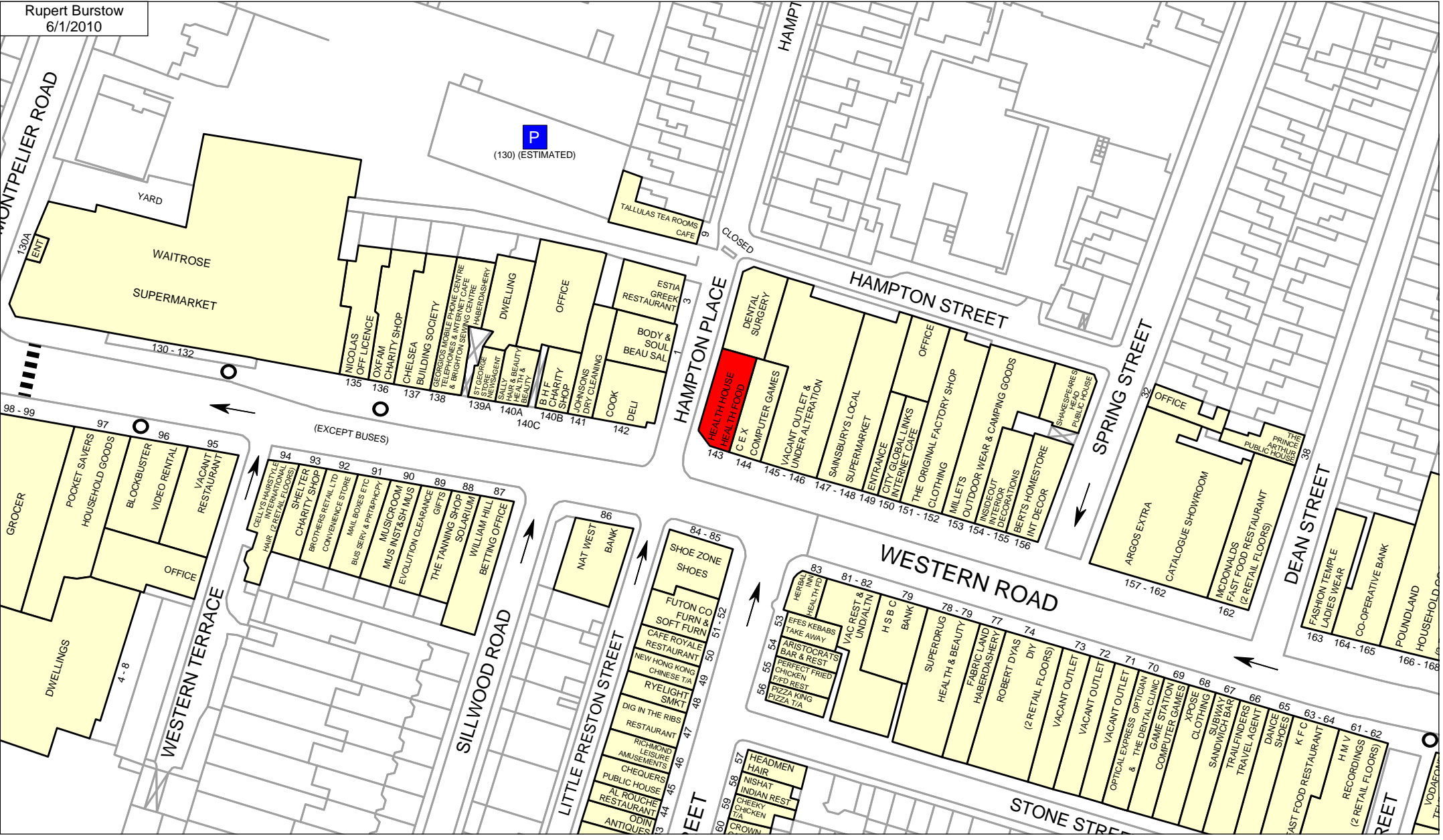
These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Brighton & Hove City Council direct on 01273-291981.

**VAT** VAT may be chargeable on the terms quoted

**LEGAL FEES** Incoming tenant to bear both parties legal costs

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

Rupert Burstow  
6/1/2010



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