



RUPERT BURSTOW
Property Consultancy & Acquisitions

3 MONTHS RENT FREE!!

**PRIME LOCK UP SHOP PREMISES
BRIGHTON'S PREMIER COMMERCIAL
THOROUGHFARE
2985 sq ft (277 sq m)
TO LET**



**97 WESTERN ROAD
BRIGHTON
BN1 2LB**

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97 Western Road, Brighton BN1 2LB

LOCATION Situated in a highly prominent position directly opposite Waitrose superstore on Western Road. The property is situated on the south side of the road a few metres from the junction with Norfolk Square surrounded by many multiple and individual retailers such as Blockbusters Video, Taj, Waitrose to name but a few.

PREMISES: The premises comprise of a spacious shop/showroom:

Ground Floor:

Frontage	38 ft
Internal width:	35 ft
Internal depth:	85 ft 4
Total Sales Area:	2985 sq ft (277 sq m)

- Strip lighting
- Wooden flooring
- Security cameras
- Over door blower heating
- Approx 10' to eaves (height)

W/C: W/C with hand wash facilities

Tenure: Leasehold

LEASE A new sub-lease is available with terms to be agreed

RENT: £60,000 per annum exclusive

UNIFORM BUSINESS RATES

- **Description:** Shop and Premises
- **Rateable Value:** 56,500
- **Rates Payable:** £26,103 (April 08/09)

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Each party is to pay their own legal costs incurred

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