



## **Lease Assignment – Grade II Listed Building**

**95 Western Road**  
Brighton, BN1 2LB

**Class E Retail / Leisure**

**TO LET**

**3,635 sq ft**  
(337.70 sq m)

- Located in a high footfall location
- Class E Premises
- 3 Storey building
- Grade II Listed

# 95 Western Road, Brighton, BN1 2LB

## Summary

Available Size	3,635 sq ft
Passing Rent	£75,000 per annum
Premium	Nil
Rateable Value	£77,000
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

## Description

A rare opportunity to occupy this Grade II Listed building in a central and vibrant location. The property is set over the basement, ground and first floor. This building will suit a variety of uses subject to necessary planning consents and currently benefits from Use Class E. Commercial extraction is in place however there is no kitchen presently in place. The basement has 2 large walk in refrigeration units, male & female w/c facilities, the basement was previously used as a kitchen and plumbing and drainage is in place.

Ground floor has an open plan trading area with disabled w/c facilities. Stairs to the rear up to the first floor. First floor is a large bright space offering period features on the ceiling and stained glass ceiling domes. Early viewing advised.

## Accommodation

The accommodation comprises the following areas:

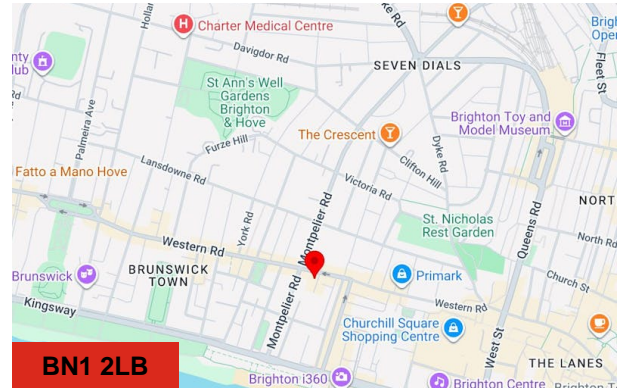
Floor/Unit	sq ft	sq m
Ground	1,405	130.53
1st	1,394	129.51
Basement	866	80.45
<b>Total</b>	<b>3,665</b>	<b>340.49</b>

## Location

The restaurant is positioned in a good secondary retail location, opposite Waitrose, with high footfall. Western Road is a busy bus route for journeys east and west across the city, with Hove seafront a brief walk south. Nearby traders include Taj the Grocer, Sainsbury's Local, Cafe Nero, The Temple Bar, Cellys Hair and Simit Palace.

## Terms

Available by way of a lease assignment, the property is held on a FRI lease for a term of 35 years from 13th June 2001. At a passing rental of £75,000 pa ex. No Premium.



## Viewing & Further Information



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