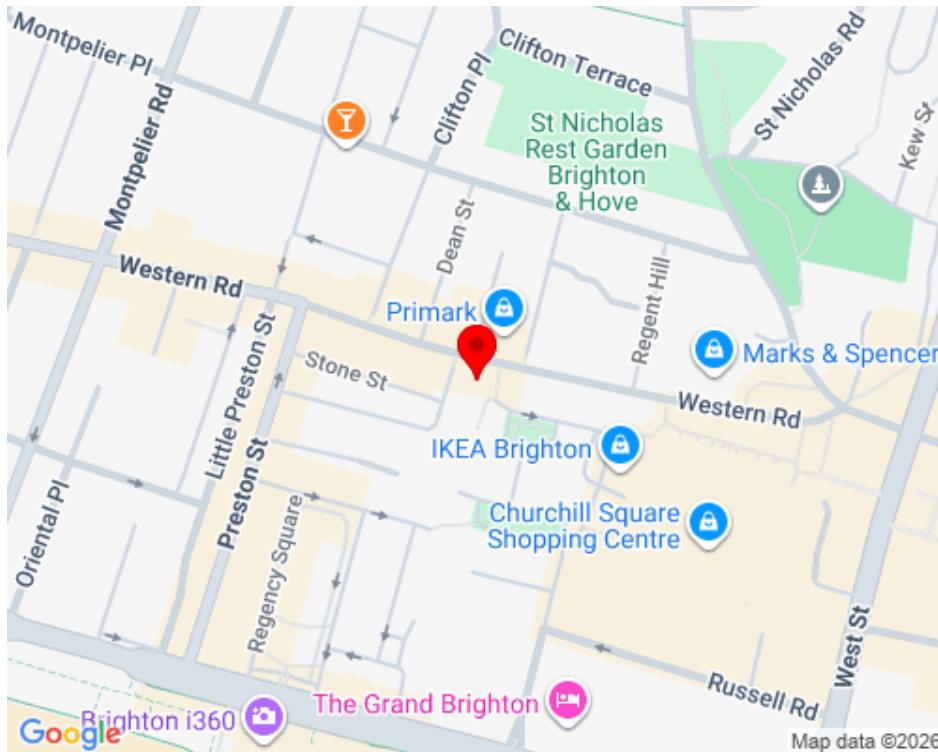




58-59 Western Road, Brighton, BN1 2HA

HIGH PROFILE RETAIL/RESTAURANT/CAFE OPPORTUNITY ON BUSY THOROUGHFARE

LOCATION



Description:

A high-footfall retail/restaurant/cafe opportunity in a prime position on Western Road, Brighton, surrounded by established operators such as Primark, Robert Dyas, KFC, McDonald's, Sainsbury's, Caffè Nero, and Superdrug. The versatile premises offer spacious accommodation with a prominent frontage, ensuring excellent visibility in one of Brighton's busiest commercial districts.

Key Features:

- Prime High-Footfall Location on Western Road
- Surrounded by Established National and Local Operators
- Spacious Accommodation with Prominent Frontage
- Ready for Immediate Occupation

Accommodation:

The approximate net internal areas measured are as follows:

Ground Floor: 80.18 sq m (863 sq ft)

First Floor: 60.02 sq m (646 sq ft)

Second Floor: 53.51 sq m (576 sq ft)

Basement: 74.51 sq m (802 sq ft)

Total: 268.22 sq m (2,887 sq ft)

Rent:

£55,000 per annum

VAT:

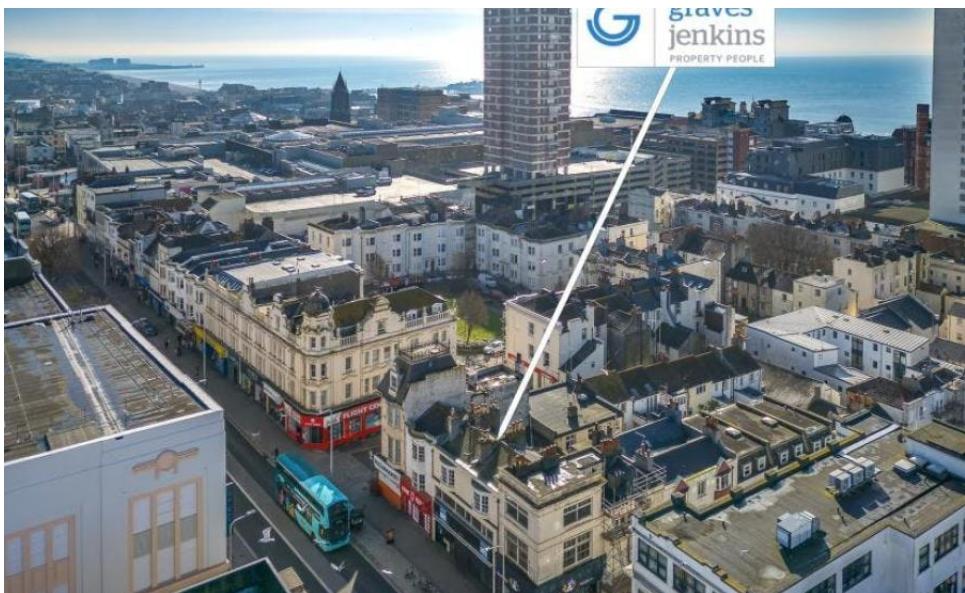
VAT is Applicable

Legal Fees:

Each party to bear their own costs









GET IN TOUCH
gravesjenkins.com



Oliver Graves

01273 701070
07435 099874
oli@gravesjenkins.com



BRIGHTON OFFICE
Coach House
26 Marlborough Place
Brighton
East Sussex
BN1 1UB