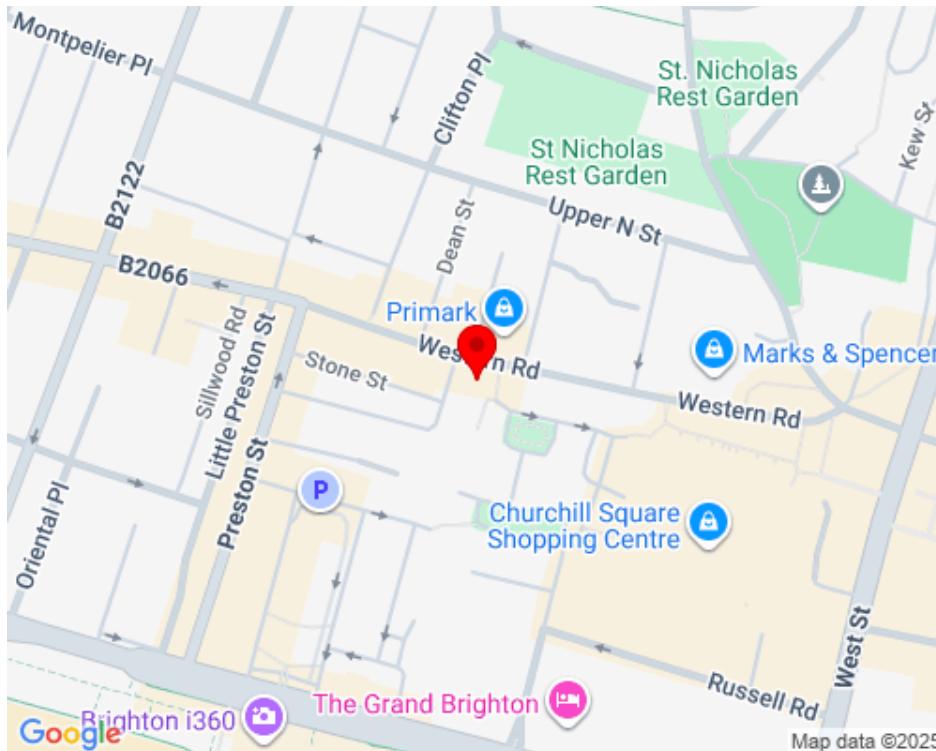




58-59 Western Road, Brighton, BN1 2HA

TO LET: HIGH PROFILE RETAIL/RESTAURANT/CAFE OPPORTUNITY ON BUSY THOROUGHFARE

# LOCATION



Located on the southern side of Western Road, 58-59 Western Road sits in a high-footfall commercial hub, surrounded by a mix of national brands and independent operators. Nearby occupiers include Primark, Robert Dyas, KFC, McDonald's, Sainsbury's, Caffè Nero, and Superdrug, ensuring a steady flow of passing trade throughout the day.

Positioned just a few minutes' walk from Brighton's seafront and at the eastern end of Western Road, the property benefits from its proximity to Churchill Square Shopping Centre, one of Brighton's busiest retail destinations. This highly visible and well-connected location presents an exceptional opportunity for retail and restaurant operators looking to establish themselves in one of Brighton's most dynamic commercial areas.

## 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.

Ready for immediate occupation, the property is ideally suited for a variety of retail or hospitality operators. Situated close to Churchill Square Shopping Centre (with an IKEA target opening in 2025) and just a short walk from Brighton's seafront, it benefits from continuous pedestrian traffic throughout the day.

## 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

Self-contained property featuring an open-plan ground floor, basement storage, and first and second-floor accommodation configured as follows:

**Ground Floor: 863 sq ft (80.2 m<sup>2</sup>)**

- Trading Area - 663 sq ft (61.6 m<sup>2</sup>)
- Rear Kitchen - 200 sq ft (18.6 m<sup>2</sup>) with access to a rear courtyard area (97 sq ft / 9 m<sup>2</sup>)

### First Floor: 646 sq ft (60 m<sup>2</sup>)

- Trading Area - 441 sq ft (41 m<sup>2</sup>) with WC.
- Office / Trading Area - 205 sq ft (19 m<sup>2</sup>)

**Second Floor: 576 sq ft (53.5 m<sup>2</sup>)** - Staff quarters with office facilities, including a kitchen and shower room.

**Basement: 802 sq ft (74.5 m<sup>2</sup>)** - Storage facilities.

**Total Accommodation (NIA): 2,887 sq ft (268.2 m<sup>2</sup>)**

This property presents an excellent opportunity for a retail/restaurant/cafe operator to refurbish and tailor the space to their unique concept and business needs.

**Marketing Video available on request.**

## Lease

A new lease is available on flexible terms.

Guide Rental Level: £60,000 per annum, exclusive.

## Rent Review

By negotiation.



## Repairing Liability

Effective Full Repairing & Insuring.

## Business Rates

Billing Authority: Brighton & Hove

- Description: Shop and premises
- Rateable Value: £52,000.00
- Rates Payable:
- Valid from 1 April 2023 to present

## VAT

VAT will be payable on the terms quoted.

## Legal & Professional Fees

Each party is to pay their own legal and professional fees incurred.

## Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of

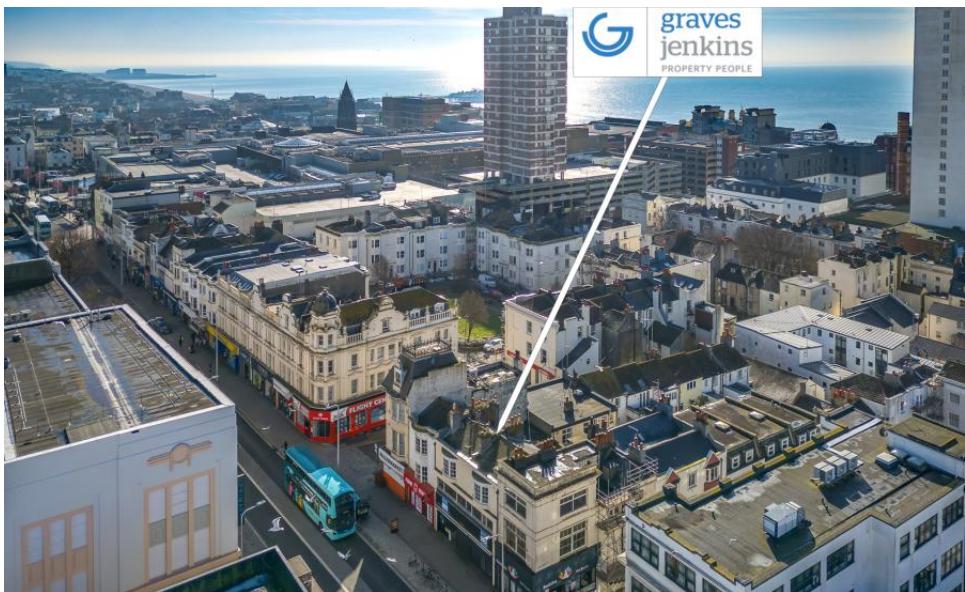
£40 per person will be payable where electronic identity searches are carried out.

## Viewing Arrangements

Strictly via prior appointment through sole agent Graves Jenkins (t: 01273 701070).









GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.com)



Oli Graves

01273 701070  
07435 099764  
[oli@gravesjenkins.com](mailto:oli@gravesjenkins.com)



Phil Graves

01273 701070  
07970 747197  
[graves@gravesjenkins.com](mailto:graves@gravesjenkins.com)



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

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.