

FREEHOLD FOR SALE
ENTIRE BUILDING

89 WESTERN ROAD, BRIGHTON BN1 2LB

LOCATION:

The property is prominently situated on the southern side Western Road, close to the junction with Sillwood Road. Western Road is the main commercial thoroughfare linking Brighton & Hove. There is a frequent bus service to the City Centre (0.2 miles, 4 mins walk) and Brighton rail station is 0.7 miles (15 mins).

Nearby occupiers include Waitrose (opposite), Taj, Timpsons, British Heart Foundation, Premier and Yorkshire Building Society.

DESCRIPTION:

89 Western Road is a period building arranged over five floors (basement to third floor). The ground floor comprises a retail unit with basement. There are workshops with storage on the upper floors.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas:

	IMPERIAL	METRIC
Ground Floor	956 sq ft	88.8 sq m
First Floor	853 sq ft	79.2 sq m
Second Floor	535 sq ft	49.7 sq m
Third Floor	613 sq ft	56.9 sq m
Basement	1,227 sq ft	114 sq m
Total	4,184 sq ft	388.7 sq m

TENURE:

Freehold for sale with vacant possession.

PRICE:

Offers in the region of £775,000.

RATES:

Rateable Value: £30,500 UBR 49.9p (April 2021/22).

LEGAL COSTS:

Each side will be responsible for their own legal costs.



PLANNING:

The new Use Classes Order effective 1st September 2020 was introduced to cover commercial, business and service uses. **Use Class E** includes A1, A2, A3, B1 and some D1 and D2 uses.

VAT:

We are informed that VAT may be chargeable on the rental terms.

ENERGY PERFORMANCE CERTIFICATES:

EPC to be supplied on request.

VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**.

