

LeaverCharlesGranger
Chartered Surveyors
020 7935 6501

SHOP TO LET

**40 WESTERN ROAD
BRIGHTON**

**SUBJECT TO VACANT
POSSESSION**

Location

The property is situated adjacent to Card Factory, Ann Summers, Primark, H & M and Top Shop.

Accommodation

A ground floor shop providing the following approximate area:

Retail Area 740 sq ft 68.8m²

Lease

A new full repairing lease is available for a term to be agreed.

Rent

£50,000 pa exclusive



Rates

Rateable Value £36,750

Legal Costs

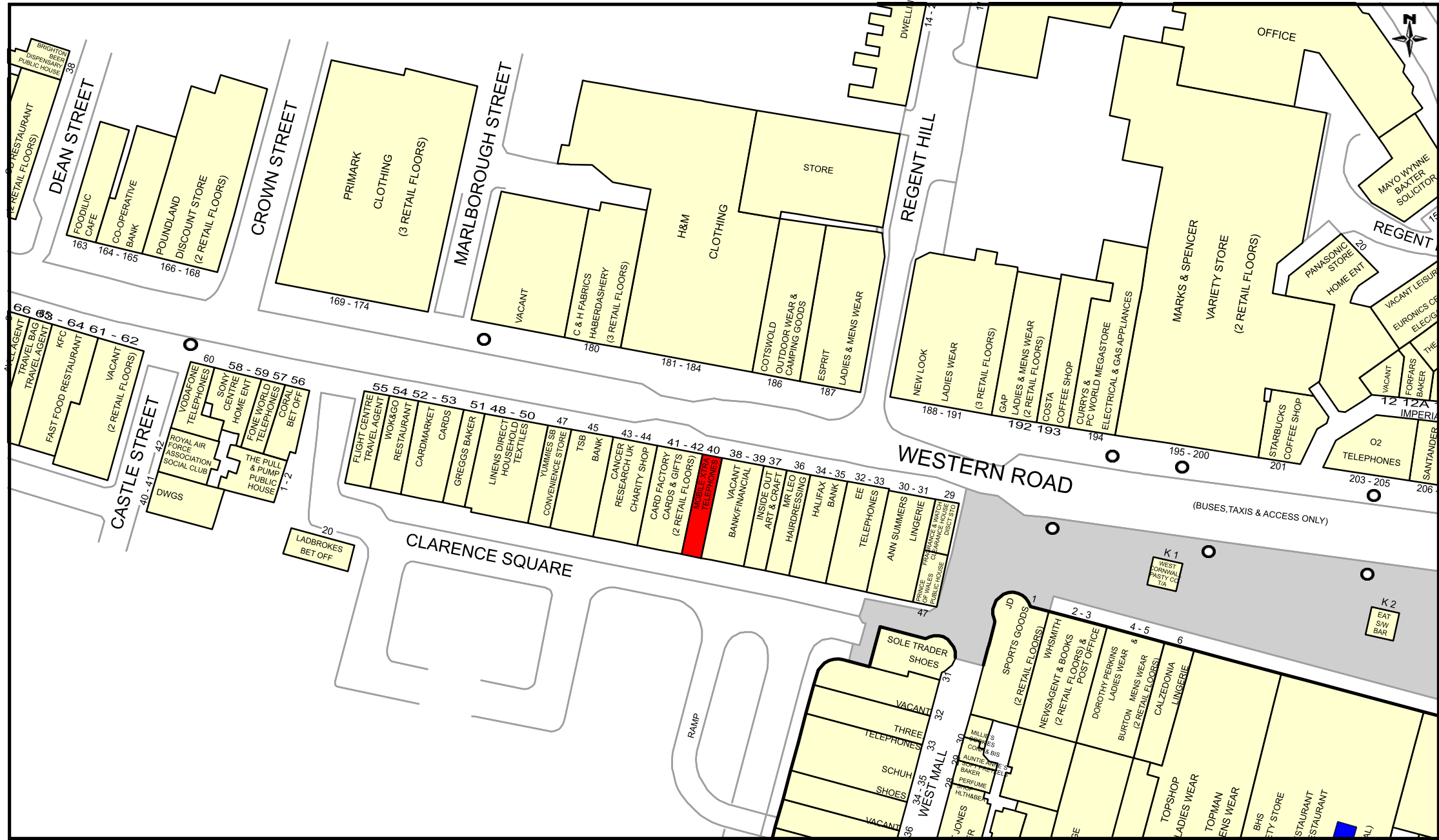
Each side is to pay its own legal costs.

Viewing

Strictly by prior appointment through
John Charles 020 7935 6501
jc@lcg.uk.com

Misrepresentation act: the agents and the vendor take no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property.

BIGHTON CENTRAL



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