

TO LET Retail Unit

157-162 Western Road
Brighton, BN1 2BB

Key information

- ❑ Prominent location
- ❑ Planning Use Class E
- ❑ Size – 23,438 sq ft
- ❑ Passing rent £250,000 per annum

Contact

Dan Kent – 07711 420604
dan.kent@rapleys.com

Ella Traynor – 07711 420604
ella.traynor@rapleys.com



Location

Brighton is a seaside town on the southern coast of England in East Sussex. The town is situated 11 miles east of Worthing, 21 miles west of Eastbourne and 47 miles south of London.

The subject property is located on Western Road and benefits from a return frontage along Spring Street. The premises are located immediately next to McDonalds with other national occupiers including **Superdrug, Robert Dyas and Primark.**

Accommodation

The premises are arranged over ground, basement, first and second floors providing the following approximate internal floor areas:-

	Sq m	Sq ft
Ground	543.85	5,854
Basement	682.47	7,346
First	500.75	5,390
Second	543.30	5,848
Total	2,270.37	23,438

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Energy Performance Rating

Energy Performance Asset Rating – D-98. A certificate can be made available.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms

Available by way of an assignment of the existing lease due to expire on 31/05/2025.

Tenure

Passing rent £250,000 per annum.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



Rating

We are advised that the Rateable Value for the property is £186,000.

The UBR for 2024/25 is 54.6p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

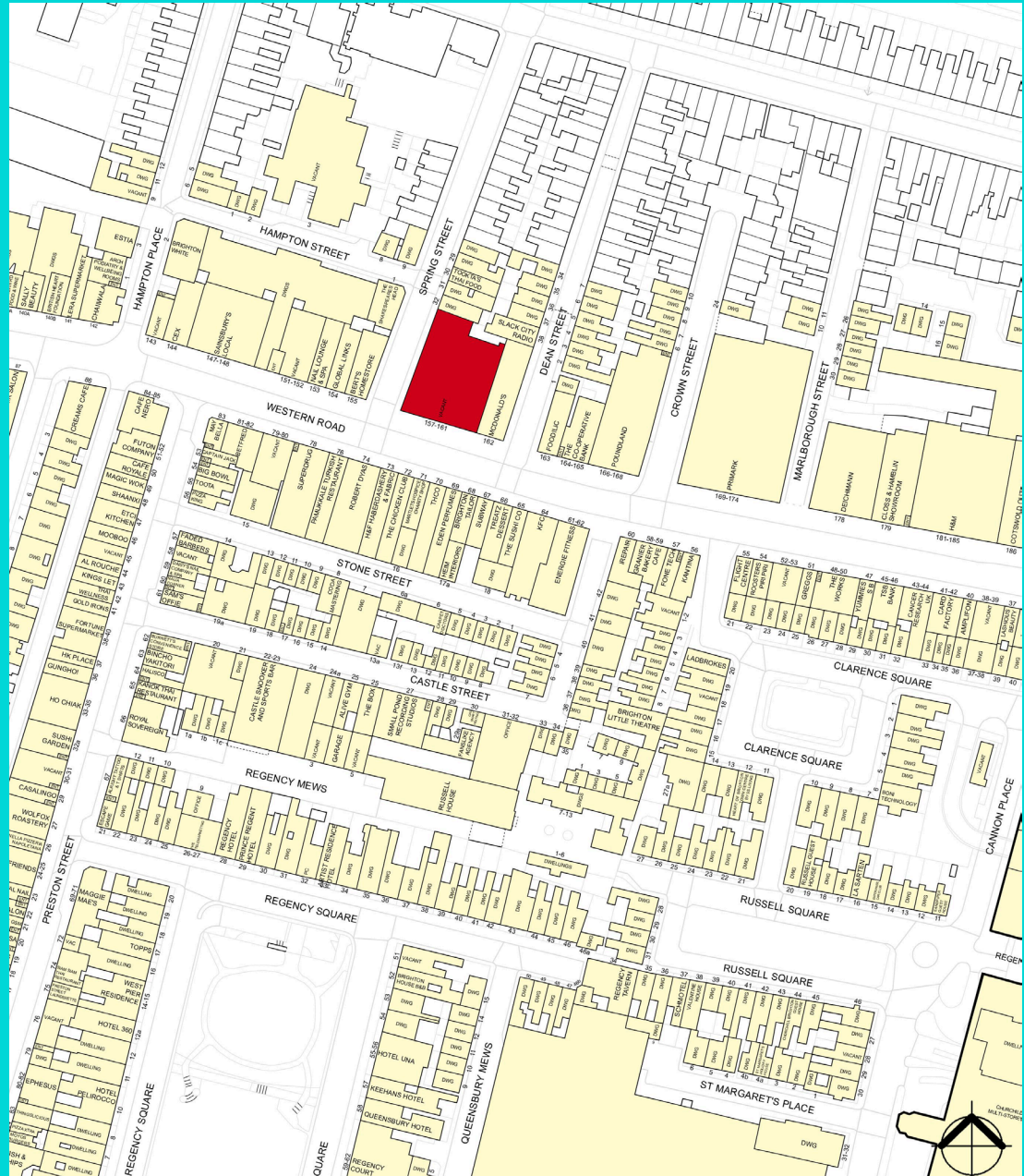
Viewing

Strictly via the sole letting agent only.

Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Argos / Sainsbury's disposals.

[Sainsbury's Property Disposals](#)



About us

Rapleys is an **action-oriented** property consultancy, offering building consultancy, commercial, planning and residential property services, operating from seven offices across the UK:

- Birmingham
- Bristol
- Cambridge
- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



For further details contact:

Dan Kent – 07711 420604
dan.kent@rapleys.com

Ella Traynor – 07958 028582
ella.traynor@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.
Registration No: OC308311. Registered Office at Unit 3a, Incubator One, Alconbury Weald,
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy.
Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in March 2025.

rapleys.com
0370 777 6292

CAN RAPLEYS HELP WITH THE BELOW ADDITIONAL PROPERTY SERVICES?

Industries 	Services 
<ul style="list-style-type: none">• Automotive & Roadside• Care & Retirement• Charities/Not-for-Profit• Data Centres• Education• Health & Animal Welfare• Industrial & Logistics• Life Sciences• Local Authority• Offices• Renewables• Residential• Retail & Leisure• Transport & Infrastructure	<ul style="list-style-type: none">• Building Consultancy• Commercial Agency• Compulsory Purchase• Cost Management• Development Agency & Consultancy• Environmental Impact Assessment• Investment• Lease Consultancy• Neighbourly Matters• Project Management• Property Management• Rating• Strategic Land• Town Planning• Valuation• Viability/Affordable Housing 

CREATIVE | PROACTIVE | CONNECTED

RAPLEYS