

# Brighton

## 65 Western Road

### East Sussex

### BN1 2HA

- **Freehold City Centre Shop Investment and Vacant Upper Floors**
- Comprising a total of 266.34 sq m (2,867 sq ft)
- Ground and lower ground let to Travelbag Ltd
- Well located between Trailfinders and KFC and close to McDonald's and Primark
- Upper floors with residential development potential (1)
- Reversion 2021
- Current Rent Reserved **£45,000 pa plus vacant possession of upper floors**



#### Tenure

Freehold.

#### Location

Brighton is a major south coast resort city located 50 miles south of London via the A23 and A27 dual carriageways. In addition, the city benefits from regular rail services to London (Victoria) and is also within 28 miles of Gatwick Airport.

The property is well located on the south side of Western Road, which is the principal shopping street in the town centre, close to its junction with Castle Street. An entrance to the Churchill Square Shopping Centre is some 200 metres to the east of the property, where occupiers include Apple, Carphone Warehouse, Costa, Clintons, EE, Dorothy Perkins, Footlocker, JD Sport, Next, Office, Zara and Topshop, amongst many others.

Other occupiers close by include KFC and Trailfinders (both adjacent), McDonald's (diagonally opposite), Primark, Poundland, Co-operative Bank, Subway, Argos, Superdrug, Shoe Zone, Sainsbury's Local, Betfred, Caffè Nero, Greggs, H&M, Deichmann and Card Factory, amongst many others.

#### Description

This substantial property is arranged on lower ground, ground and two upper floors to provide a ground floor shop with lower ground staff and storage accommodation. The upper floors are vacant and currently not accessible. The property benefits from rear access at lower ground floor level via Stone Street.

#### Planning (1)

The upper floors may lend themselves to residential use subject to gaining access and obtaining all the necessary consents.

All enquiries should be made to Brighton & Hove City Council.

Website Address: [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

#### Energy Performance Certificate

EPC Rating 57 Band C (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
65 Western Road	Travelbag Ltd (2)	Gross Frontage 4.75 m (15' 7") Net Frontage 4.2 m (13' 9") Shop Depth 25.6 m (83' 11") Built Depth 25.9 m (84' 11") Ground 108 sq m (1,163 sq ft) Lower Ground 100 sq m (1,076 sq ft)	10 years from 24.06.2011 Rent review every 5th year FR & I, subject to schedule of condition	£45,000 p.a.	Reversion 2021
	Vacant (3)	First Floor 29.08 sq m (313 sq ft) Second Floor 29.26 sq m (315 sq ft) Total 58.34 sq m (628 sq ft)			
		<b>Overall Total 266.34 sq m (2,867 sq ft)</b>			

**Total £45,000 p.a.**

(2) Travelbag were established in 1979 and currently trade from 7 shops across England together with a substantial online profile.

Website Address: [www.travelbag.co.uk](http://www.travelbag.co.uk)

For the year ended 31st March 2017, Travelbag Ltd reported a turnover of £149.945m, a pre-tax profit of £6.767m, shareholders' funds of £6.850m and a net worth of £6.781m. (Source: Experian 08.05.2018.)

(3) Not inspected by Allstop. Floor areas provided by Vendor.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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