

# ON THE INSTRUCTIONS OF BLOCKBUSTER ENTERTAINMENT LIMITED



96 WESTERN ROAD  
BRIGHTON  
BN1 2LB

**CONFIDENTIALLY AVAILABLE**  
**\*\*STAFF UNAWARE\*\***

#### LOCATION:

The premises is situated on the south side of Western Road close to its junction with Montpellier Road and directly opposite Waitrose. Other nearby occupiers include Cook, Oxfam, Sainsbury's Local, Shoe Zone, Nat West and William Hill.

#### ACCOMMODATION:

The property provides the following accommodation:

Ground Floor Sales Area	2150 sq ft
Total Ancillary Area	502 sq ft

#### TENURE:

The property is available by way of assignment of the existing 8 year full repairing and insuring lease from 29th September 2002.

#### RENTAL:

The passing rental is £50,000 per annum without further review.

#### TERMS:

Offers are invited.

#### RATES PAYABLE:

We have been verbally informed by the Local Rating Authority that the current rateable value is £47,250 with rates payable of £21,829.5.

#### VIEWING:

Strictly by appointment via sole agents:

Steven Weatherstone  
steven@marchmont-surveyors.co.uk  
0207 409 5477

Harriet Gidney  
harriet@marchmont-surveyors.co.uk  
0207 409 5475

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Marchmont Chartered  
Surveyors 25/3/2009

# Brighton Central



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020 7290 2690

45 metres



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