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PROPERTY PEOPLE

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28 Queens Road, Brighton, BN1 3XA

LEASE AVAILABLE: CITY CENTRE PREMISES CLOSE TO BRIGHTON STATION

LOCATION



Located in the heart of Brighton city centre, on the west side of Queens Road, this vibrant area offers a direct connection between Brighton mainline station and the main shopping area of North Street Quadrant and Churchill Square shopping centre.

Queens Road is a bustling commercial street in Brighton, featuring a diverse mix of local and multiple retailers, notable office buildings, and surrounded by a densely populated residential neighbourhood.

The station is conveniently situated just 300m to the north, and the vicinity is replete with a range of amenities, including Hotel Ibis, Tesco Express, Sainsbury's Local, Pure Gym, the Sussex Masonic Centre, and Regus.

Description

The property falls within the 'E Class' category, offering a versatile space that caters to a diverse range of potential tenants.

The layout of the premises features an open-plan ground-level trading area, as well as separate staff and employee W/C facilities, a rear small office and ample basement storage space. In addition, the unit benefits from an outside back courtyard and a spacious front outside seating area.

Queens Road in Brighton remains a highly sought-after location for commercial tenants, who can take advantage of the constant pedestrian traffic throughout the day and night.

Key Features

- High Pedestrian Traffic
- City Centre
- Outside Seating Available
- 5-minute walk to Brighton Station

Accommodation

Ground Floor: 460 sq ft (42.74 m2)

- Gross Frontage: 15'58"
- Total Depth (Max): 37'53"
- Floor to Ceiling Height: 9'78"

Basement: 381 sq ft (35.40 m2)

Total Accommodation: 841 sq ft (78.14 m2)

Lease

A lease which runs for 15 Years from May 20th, 2019.

The lease is inside the Landlord and Tenant Act 1954 - Part II (as amended).

Rent Review

Every fifth anniversary of the date of this lease.

Repairing Liability

Full Repairing & Insuring lease.

Premium

Guide Premium of £35,000 (thirty-five thousand pounds).

Business Rates

- Billing Authority: Brighton & Hove
- Description: Office and premises
- Rateable Value: £18,500
- Rates Payable: -
- Valid from: 1 April 2023 to present

VAT



TBC.

Legal Fees

Each party is to pay their own legal fees.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins (01273 701070).









GET IN TOUCH
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