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64 Queens Road, Brighton, BN1 3XD

TO LET: PRIME RETAIL UNIT (CLASS E) NEAR BRIGHTON STATION

LOCATION



Situated on the west side of Queens Road, less than 100m from Brighton mainline station and within one of Brighton's busiest commercial thoroughfares.

Queens Road offers a mix of retail, hospitality, food outlets and bespoke businesses at ground floor level with the majority of the upper parts being office accommodation. The location is renowned for its corporate offices with many major occupiers within a short distance and multiple names including Budgens, Fitness First, Ibis Hotels and many more.

Queens Road is the main route from the station to the Churchill Square shopping centre.

Description

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Key Features

- Close to Brighton Station
- Retail Unit with Lower Ground Floor
- High Pedestrian Footfall
- New Lease - Flexible Terms

Accommodation

Ground Floor: 415 sq ft (38.55 m2)

- Features include; suspended ceiling, recessed lighting and laminated flooring

Lower Ground Floor: 340 sq ft (31.59 m2)

- Rear staff w/c and galley kitchen area.

Total Accommodation: 755 sq ft (70.14 m2)

Lease

A new lease for a term to be agreed.

Commencing Rent - £18,500 pax.

Rent Review

By negotiation.

Repairing Liability

Effective Full Repairing & Insuring by way of a service charge contribution.

Business Rates

To be assessed by Brighton & Hove City Council.

VAT

Vat will be payable on the terms quoted.

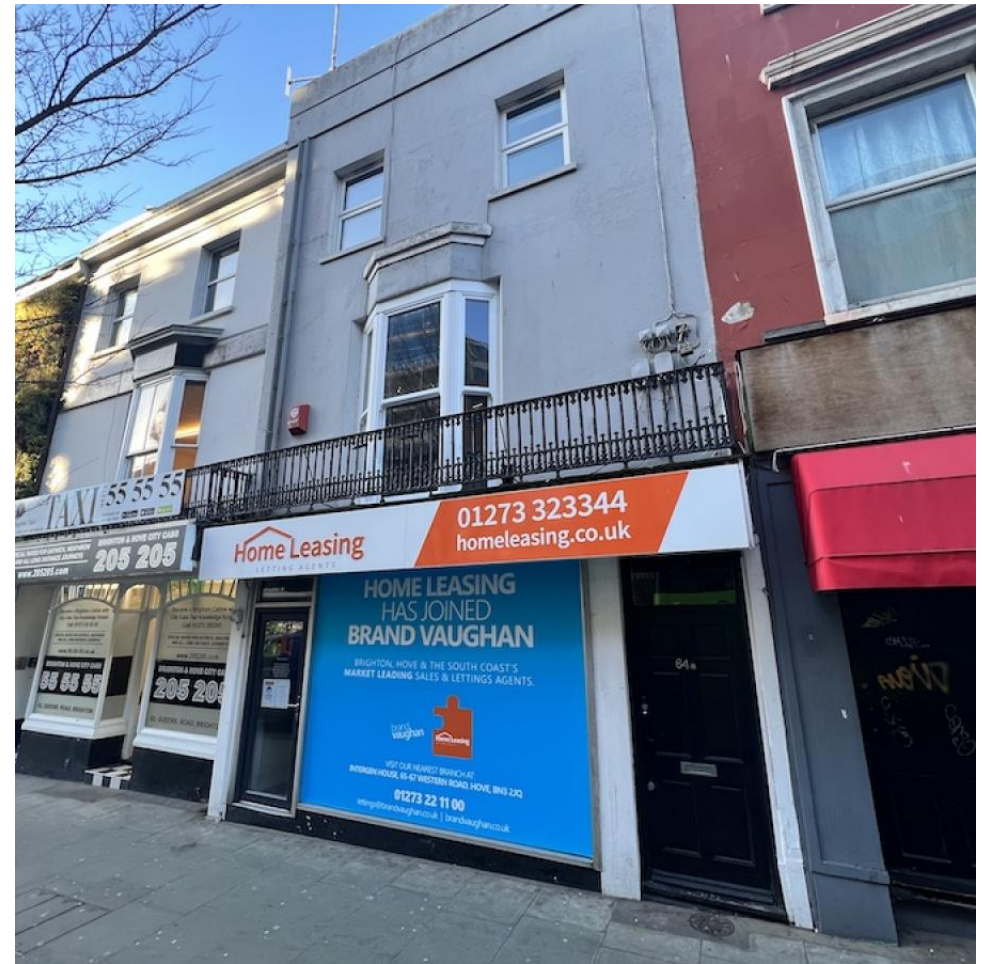
Legal Fees

Each party to be responsible for their own legal costs.

Viewing Arrangements

Strictly via prior appointment through Sole Agents Graves Jenkins











GET IN TOUCH
gravesjenkins.com



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