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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).













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