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29 Queens Road, Brighton, BN1 3XA

TO LET: SELF CONTAINED 'CLASS E' PREMISES ON QUEENS ROAD

# LOCATION



Nestled on the west side of Queens Road in the vibrant heart of Brighton city center, this location serves as a crucial link connecting Brighton mainline station to the primary shopping zones of North Street Quadrant and Churchill Square shopping center.

Queens Road stands out as one of Brighton's bustling commercial arteries, hosting a diverse mix of both national and local retailers. The landscape is complemented by notable office buildings and is surrounded by a densely populated residential area. Just 300 meters to the north lies the bustling station, accompanied by the proximity of prominent establishments such as Hotel Ibis, Tesco Express, Sainsbury's Local, Pure Gym, the Sussex Masonic Centre, and Regus.



## Description

Located in the heart of the city, this self-contained premises spans across the ground and lower ground floors on the western side of Queens Road. The property falls within the 'E Class' category, offering a versatile space that caters to a diverse range of potential tenants.

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

- Self-Contained Over Two Floors
- City Centre & 5-minute walk to Brighton Station
- High Pedestrian Foot Traffic
- New Lease Available

## Accommodation

Ground Floor: 727 sq ft (67.5 m<sup>2</sup>)

- Internal Width (Max) - 18.98 ft (5.8 m)
- Internal Depth (Max) - 48.12 ft (14.7 m)
- Floor-to-ceiling Height - 8.6 ft (2.6 m)

The layout of the premises boasts a spacious and open-plan ground-level trading area. It comes fully equipped with A/C units (untested), stylish wooden laminate flooring, and suspended ceiling strip lighting.

Basement: 456 sq ft (42.4 m<sup>2</sup>)

- Floor-to-ceiling Height - 7.7 ft (2.4 m)

The carpeted basement, with full ceiling height, features perimeter trunking, ceiling-mounted strip lighting, and electric heating (untested). A spacious corridor leads to separate male and female WCs at the rear, along with a kitchen area (95 sq ft / 8.8 m<sup>2</sup>) and a basic generous storage facility (130 sq ft / 12.1 m<sup>2</sup>).

**Total Accommodation: 1,183 sq ft (109.9 m<sup>2</sup>)**

## Lease

A new lease is available on flexible leasing terms.

Guide Rent - £27,000 per annum exclusive.

## Rent Review

To be negotiated.



## Repairing Liability

Effective Full Repairing and Insuring.

## Business Rates

Billing Authority: Brighton & Hove

- Description: Shop and Premises
- Rateable Value: £23,000.00
- Rates Payable:
- Valid from April 2023 (current)

## VAT

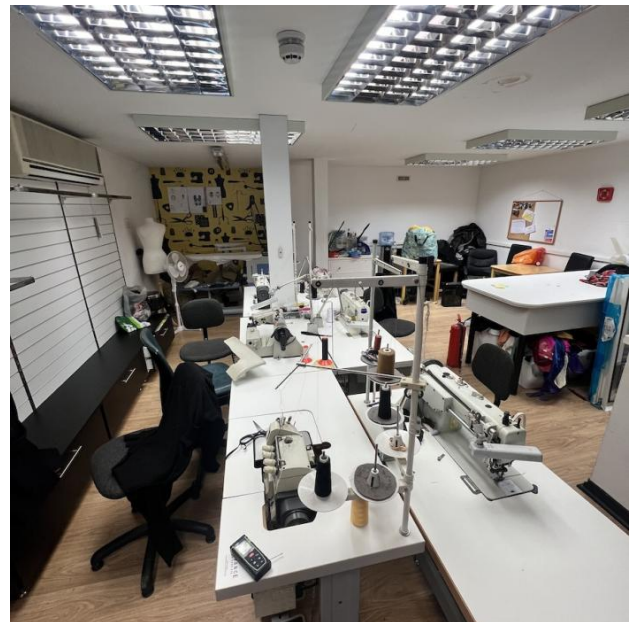
The property is elected for VAT and will be charged on the terms quoted.

## Legal Fees

Each party is to pay for their own.

## Viewing Arrangements

Strictly via prior appointment through sole agent Graves Jenkins (t: 01273 701070).







GET IN TOUCH  
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