

E CLASS RETAIL/OFFICE UNIT



**34 QUEENS ROAD
BRIGHTON
BN1 3XB**

- PROMINENT LOCATION
- CLOSE TO BRIGHTON STATION
- SUITABLE FOR A VARIETY OF USES (STNC)
- FULLY GLAZED FRONTAGE
- SHORT TERM LEASE AVAILABLE

TO LET

LOCATION

Brighton is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

34 Queens Road is situated on the western side of this main thoroughfare linking Brighton Station (two minutes walk, 325m) and the City Centre.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN1 3XB.

DESCRIPTION

Prominent retail/office unit with ground floor open plan sales area, with offices to rear. At lower ground there is an open plan office with rear kitchen and W.C. Externally there is a small enclosed courtyard area.

The property benefits from a security alarm, fully glazed frontage, gas central heating and suspended ceiling with recessed lighting (ground floor only).

ENERGY PERFORMANCE CERTIFICATE

EPC rating is E 102 valid until 9th February 2033

LEASE

An assignment of the existing lease dated 24th February 2017 for a term of 10 years expiring 15th January 2026.

Alternatively, new lease may be available. Details on application.

PREMIUM

Details on application.

RENT

Rent on application

VAT

We are advised that VAT is not chargeable on the rental outgoings.

BUSINESS RATES

The Rateable Value from April 2024/2025 provided by the Valuation Office Agency www.voa.gov.uk is £16,250.

The Small Business Rate for the current financial year (2023/2024) is 49.9p in the £ making the Rates Payable circa £8,108.

ACCOMODATION	SQ FT	SQ M
Ground Floor	838	77.9
Lower Ground Floor	353	32.8
Kitchen		
W.C		
Total	1,259	117

LEGAL COSTS

The ingoing tenant is to be responsible for both parties legal costs.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.

VIEWINGS AND FURTHER INFORMATION



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