



Ground Floor

1 Queen Square, Brighton, BN1 3FD

**NEWLY FORMED RETAIL
UNIT WITH KITCHEN &
FACILITIES TO LET IN
BRIGHTON CITY CENTRE**

583 sq ft
(54.16 sq m)

- £17,000 PAX
- NEWLY FORMED UNIT
- BRIGHTON CITY CENTRE
- GREAT LOCATION

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Summary

Available Size	583 sq ft
Rent	£17,000 per annum exclusive of rates, VAT & all other outgoings.
Business Rates	TBC
Service Charge	A service charge will be payable based on a fair proportion of shared costs of the building.
VAT	Applicable
Legal Fees	The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal fees
EPC Rating	B (34)

Description

A newly formed retail unit arranged over ground floor & lower ground floor. The ground floor will be suitable for either retail or office use whilst the lower ground floor comprises a lobby, kitchen & bathroom.

Location

The subject property is situated in Queens Square in Brighton City Centre. Churchill Square Shopping Centre is only a short walk away along with many other amenities of the city. Nearby occupiers include Marks & Spencer, Boots, Burger King & ITSU whilst Brighton station is also nearby.

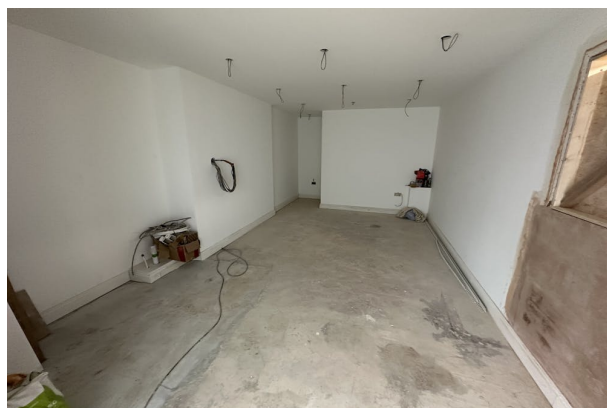
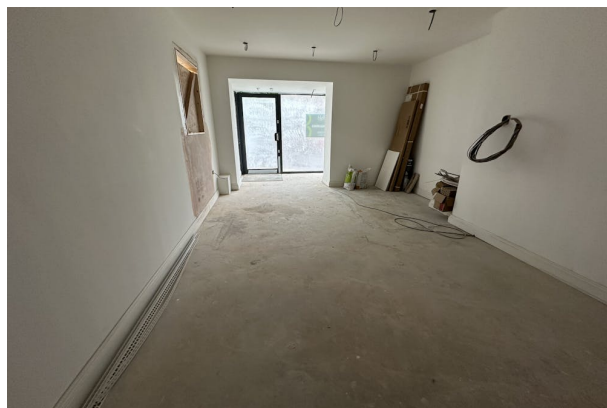
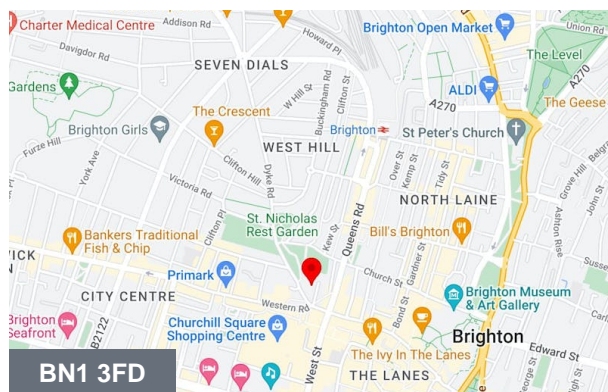
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	304	28.24
Lower Ground	179	16.63
Total	483	44.87

Terms

Available to let on a new effective full repairing & insuring lease for a minimum term of 5 years at a rent of £17,000 per annum exclusive of rates VAT & all other outgoings.



Viewing & Further Information



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