

**FREEHOLD FOR SALE OR TO LET**

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**TO LET / MAY  
SELL**

**OFFICE – 402 SQ FT – 2,573 SQ FT (37.35 SQ M – 243.05 SQ M)**

**7 Queen Square, Brighton, East Sussex, BN1 3FD**

**LOCATION**

Occupying a prominent city centre location, Queen Square is situated at the junction between Dyke Road and Queens Road in the heart of Brighton, in close proximity to Western Road and North Street. T

Churchill Square and car parks are close by and Brighton's mainline railway station is approximately a 750m walk away. Brighton to London Victoria 56 minutes.

**DESCRIPTION**

The offices are arranged over Ground, First, Second and Third floor. At lower ground floor is a self contained residential flat.

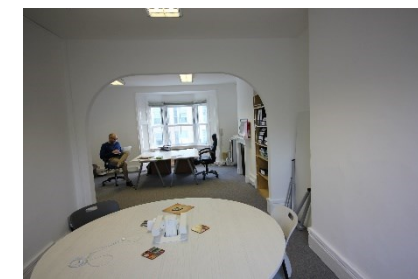
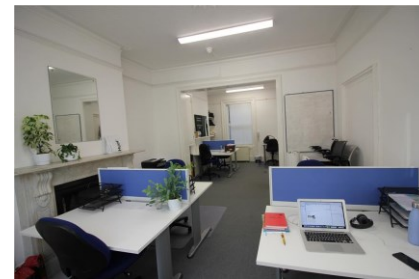
The office suites are available on flexible terms inclusive of rent, rates and maintenance costs.

**ACCOMMODATION (NIA)**

	SQ FT	SQ M
Lower Ground Floor Residential Flat	650	64.4
Ground Floor	488	45.34
First Floor	532	49.42
Second Floor	501	46.54
Third Floor	402	37.35
<b>TOTAL</b>	<b>2,573</b>	<b>243.05</b>

**VAT**

The property has not been elected for VAT and therefore will not be charged on the terms quoted.



**AMENITIES**

- Central Brighton location
- Brighton station within 5 minutes walk
- Opportunity for residential conversion (STP)
- Suit owner occupiers, investors and developers

**PRICE**

Offers are invited in excess of £800,000 (eight hundred thousand pounds) for the freehold interest.

**TERMS**

The offices are available on a 6-12 month licence or longer by mutual agreement.

**RENT**

Ground Floor: £1,500 per calendar month  
 First Floor: £1,500 per calendar month  
 Second Floor: £1,500 per calendar month  
 Third Floor: £1,100 per calendar month

**PLANNING**

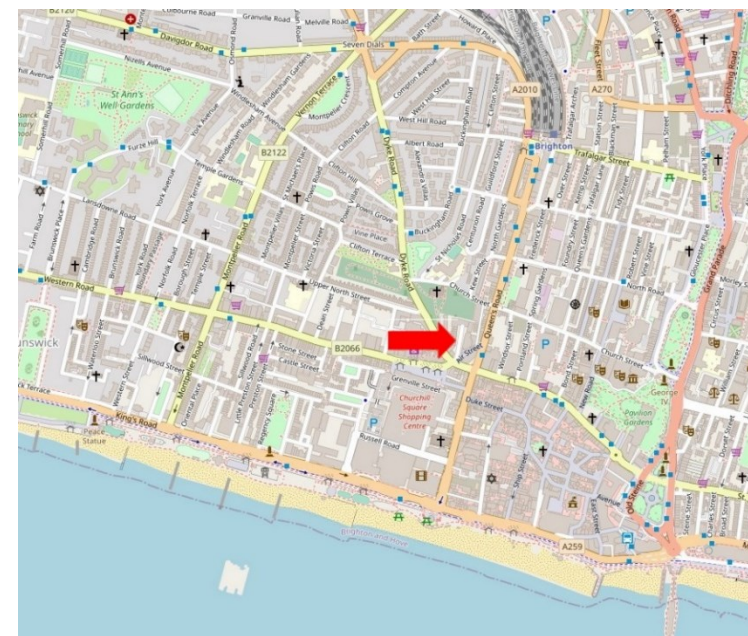
The property is currently an Office (Class E) with a self-contained residential flat on the lower ground floor.

Planning has been accepted for residential as a single dwelling and for multiple flats. Further information is on the planning portal.

Interested parties should make their own enquiries with the local authority and satisfy themselves as to the viability of any potential use.

**EPC**

The property has an EPC rating of C.



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