



Ground Floor, Victoria House
125 Queens Road, Brighton BN1 3WB

TO LET

CITY CENTRE E CLASS UNIT

3,103 sq ft / 228.4 sq m

Key Features:

- Prime retail unit in area of high footfall
- Within a 5 minute walk of Brighton Station
- Nearby occupiers include Mountain Warehouse, Run Company, Evans Cycles, Trespass and Boots
- £60,000 per annum





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Location

The property is located in the heart of the city centre towards the southern end of Queen's Road close to its junction with North Street and the local landmark of the Clock Tower.

Situated within 5 minutes walk from the seafront and Brighton Station. The property is well served by a diverse array of local amenities including shops, restaurants and public car parks. Numerous bus services can be found close by.

Accommodation

The accommodation is arranged over the ground floor of a mid terraced property and comprises retail accommodation with WC Facilities to the rear.

The units are currently interconnecting but could be spilt into separate units.

The property has the following approximate Net Internal Areas (NIA):

Floor	Sq Ft	Sq M
Ground Floor	3,103	228.4

EPC

A - 24

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E (c) 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let at a rent of £60,000 per annum, exclusive of rates, building insurance, service charge, heating, lighting, etc.

Subject to gaining vacant possession.

Business Rates

Rateable Value (2023): Ground Floor £49,500.

VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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