



Ground Floor, 132 Queens Road
Brighton BN1 3WB

TO LET

CLASS E RETAIL UNIT

202.87 SQ M (2,183 SQ FT)

Key Features:

- Close to Churchill Square Shopping Centre
- Situated in a busy pedestrian & vehicular thoroughfare
- New lease available
- Suitable for a variety of uses (STP)
- Rent £48,500 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 an established office location just 5 minutes' walk from the seafront and Brighton Station.

Accommodation

The premises is arranged over the ground and lower ground floors.

The property has the following approximate NIA:

Floor	Sq Ft	Sq M
Ground	1,216	112.97
Lower Ground	967	89.83
Total	2,183	202.87

EPC

B (44)

Planning

We understand that the premises benefit from Class E '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 by way of a new effective full repairing and insuring lease for a term to be agreed at a commencing rent of £48,500 p.a. exclusive of rates, building insurance, service charge, heating, lighting, etc.

Business Rates

Rateable Value (2023) £39,000

VAT

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

Legal Fees

Each party to bear their own legal costs incurred.

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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50 metres

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