



123-124 Queens Road
Brighton, East Sussex BN1 3WB

TO LET

INTERCONNECTING CLASS E UNITS

123 - 921 sq ft / 85.57 sq m

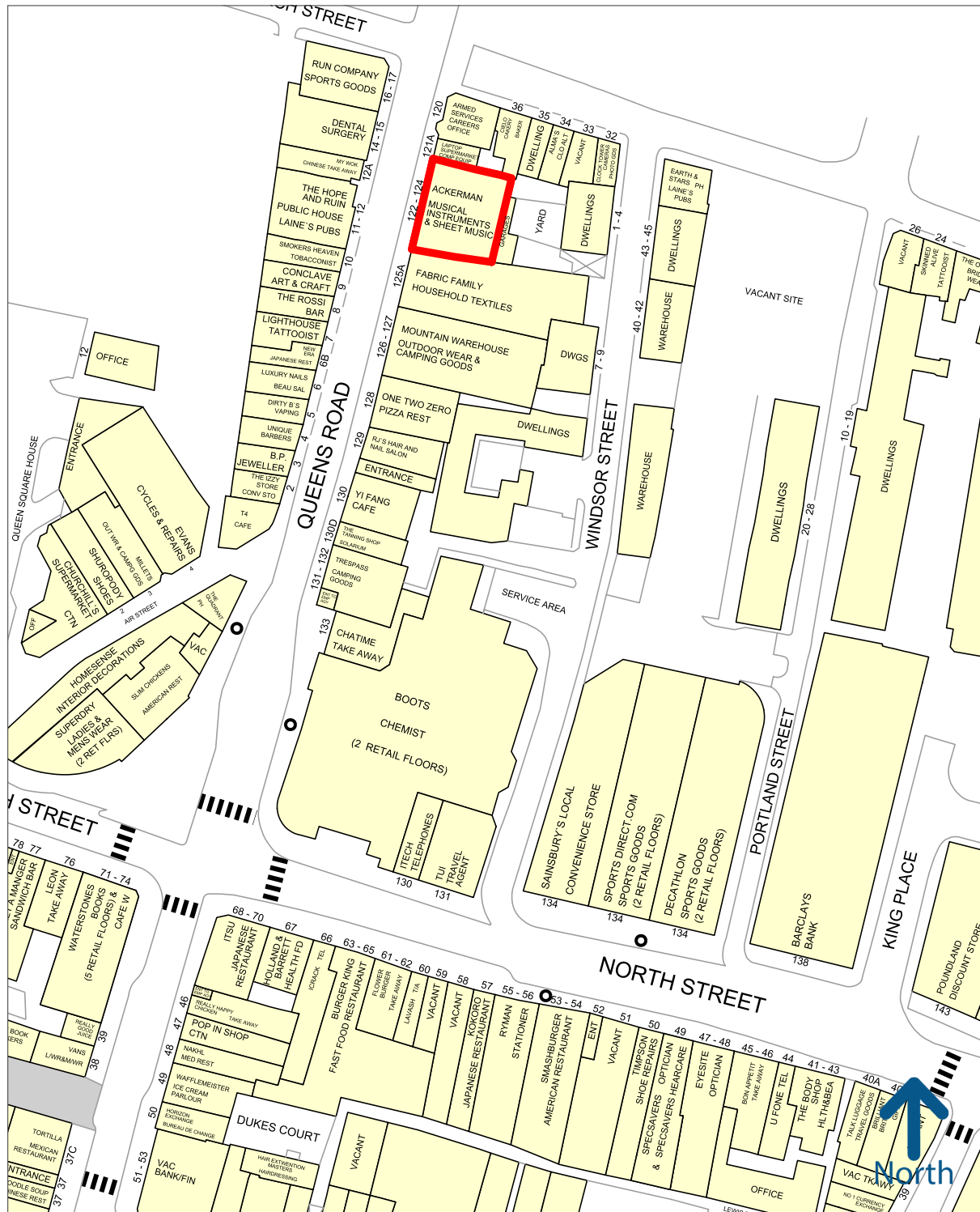
124 - 857 sq ft / 79.66 sq m

Combined 1,778 sq ft / 165.23 sq m

Key Features:

- Central Brighton position with high foot fall
- Near to Brighton Station and Churchill Square
- Available by way of new lease
- Nearby occupiers include Mountain Warehouse, Run Company, Evans Cycles, Trespass and Boots
- EPC D (94)
- Rateable Value £50,000
- Rent £57,500 per annum or from £30,000 per annum as separate units





50 metres



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Created By: Flude Property Consultants

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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 a WC facilities to the rear. The units are currently interconnecting but could be split into separate units.

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

Unit	Sq Ft	Sq M
123	921 sq ft	85.57 sq m
124	857 sq ft	79.66 sq m
Total	1,779 sq ft	165.23 sq m

EPC

We understand the property to have an EPC rating of D(g4).

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 '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 full repairing and insuring lease for a term to be agreed at a commencing rent;

123 - £32,000 per annum

124 - £30,000 per annum

Combined £57,500 per annum.

Quoted rents are exclusive of rates, building insurance, service charge, heating, lighting etc.

The units can be let as a whole or individual units.

Business Rates

Rateable Value (2017): £50,000

Rateable Value (2023): £53,000

If the units are to be split, the units will need to be reassessed, but should be approximately 50% of the rates above for each unit.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

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

Each party to bear their own legal costs incurred.



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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 the sole agents Flude Property Consultants:

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