



132 Queens Road
Brighton, East Sussex, BN1 3WB

TO LET

Brighton - Class E Retail Unit Ground Floor - 1,252 sq ft

Key Features:

- Close to Churchill Square Shopping Centre
- Situated in a busy pedestrian and vehicular thoroughfare
- Basement - 1,012 sq ft
- Suitable for a variety of uses (STP)
- New lease available, subject vacant possession
- Rent £48,500 per annum
- Nearby occupiers include Boots, Slim Chickens, Pret a Manger, Iitsu, Sainsbury's and Sports Direct





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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. Nearby occupiers include Boots, Slim Chickens, Pret a Manger, Itsu, Sainsbury's and Sports Direct.

Description

The property is arranged over ground and lower ground floors with retail space on both. There is a fully glazed frontage and open plan sales area. At the rear of the lower ground floor there are store rooms with access to the rear for bin storage.

Accommodation

The property has the following approximate NIA:

Area	Sq Ft	Sq M
Ground Floor	1,252	116.31
Basement	1,012	94.01
Total	2,264	210.33

EPC

We understand the property to have an EPC rating of B (44).

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.

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.

22 January 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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07839 163450
www.flude.com



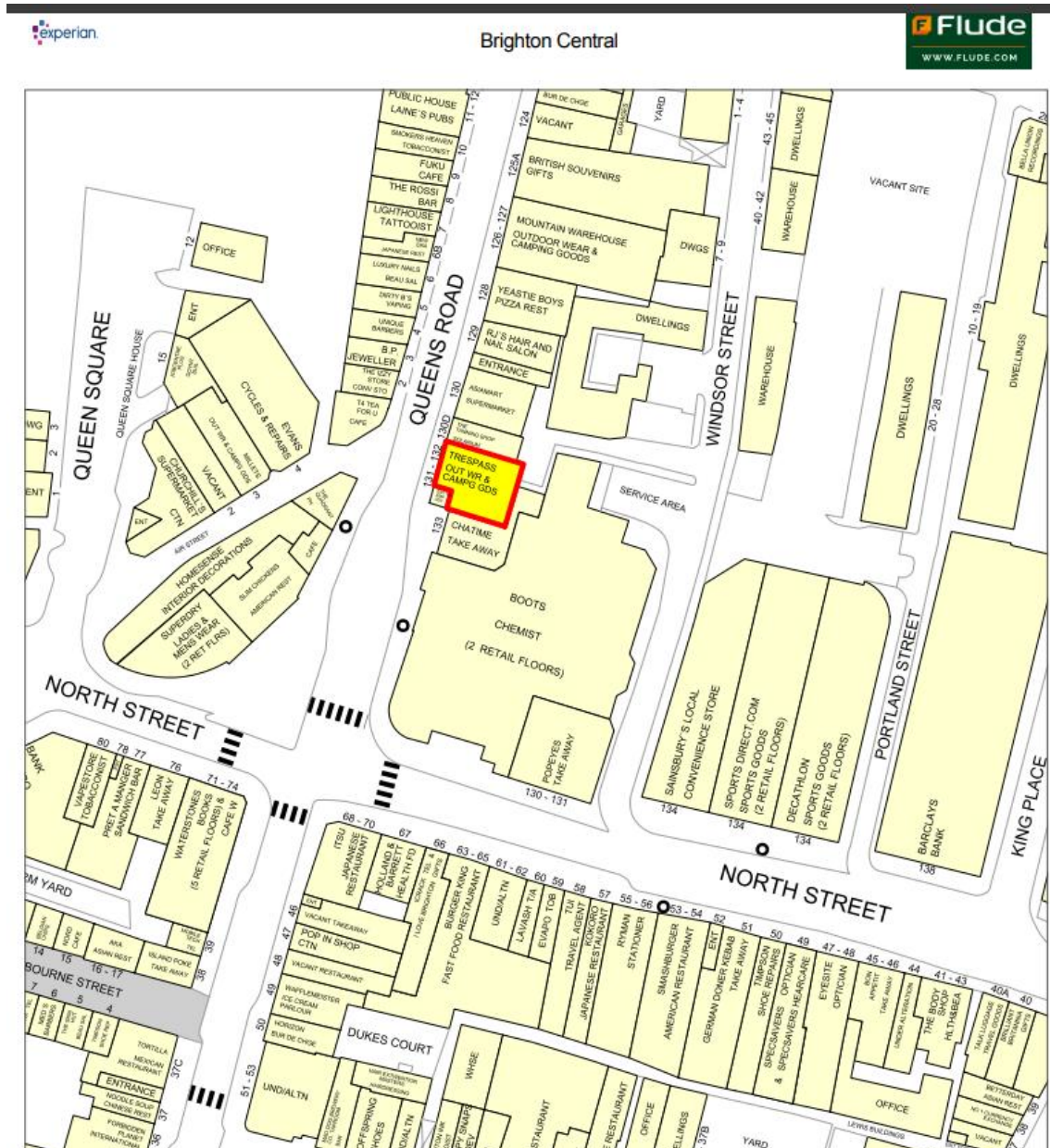
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GOAD Map

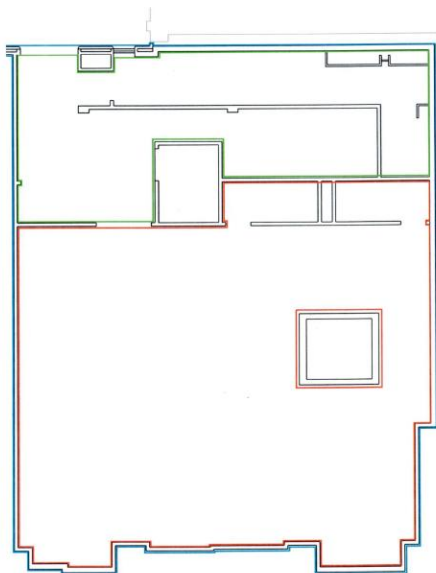


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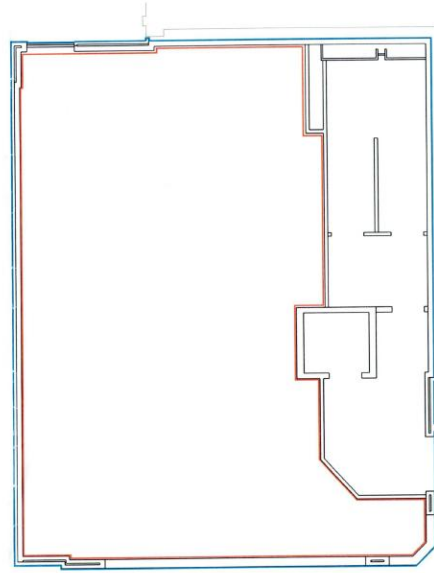


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Floor Plan



BASEMENT PLAN



GROUND FLOOR PLAN

(i) This plan shows drawings
(ii) Any dis-
(iii) The cont-
of the

Section
Date
BF
Project
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For identification purposes only.