



FOR SALE

68 Queens Road
Brighton, BN1 3XD



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Key Features

- City-centre position on Queens Road immediately south of Brighton Station
- Exceptional connectivity
- Mixed-use freehold investment
- Attractive mid-terraced period building
- Entire property let on a full repairing lease until 2045. Passing rent of £24,000 pa
- Extensive refurbishment works recently undertaken by the tenant.





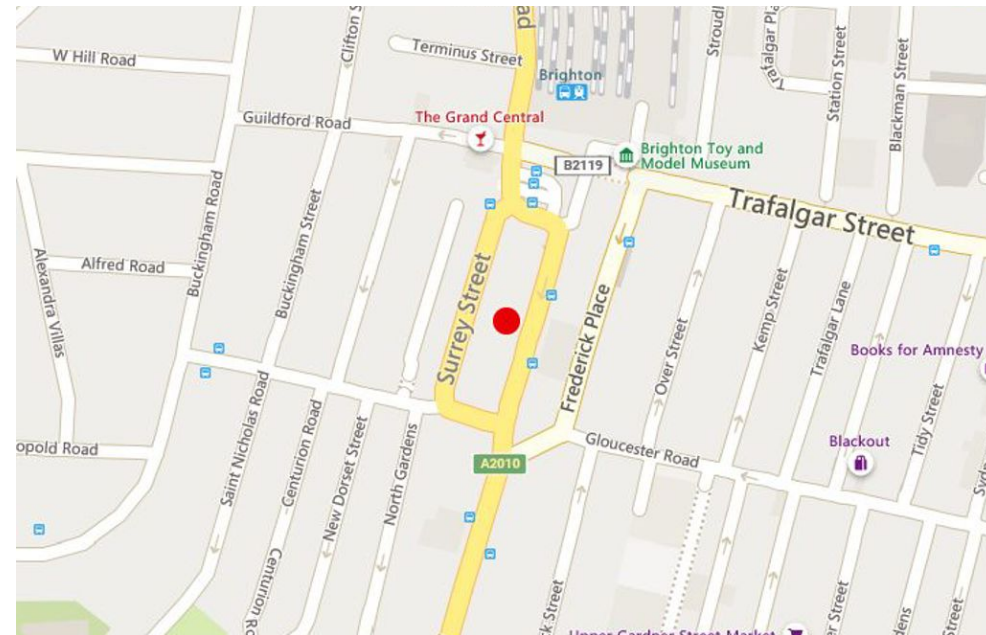
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Location & Situation

Brighton and Hove is a vibrant and well-connected city on the South Coast, offering an exceptional quality of life and a strong commercial base. The city benefits from a diverse economy, excellent transport links to London and Gatwick Airport, and a highly skilled workforce, making it an attractive location for businesses across the creative, digital, professional, and financial sectors.

68 Queens Road occupies a prominent position on the west side of this key city thoroughfare, just moments from Brighton Railway Station. Queens Road provides the main pedestrian and vehicular link between the station and the seafront, ensuring excellent visibility, strong footfall, and consistent demand from both local residents and visitors.

The property is superbly located, with The Lanes, North Laine, Churchill Square and Brighton's seafront all within approximately 1 km, placing it at the heart of one of the city's most vibrant commercial and leisure districts.





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Description & Accommodation

This period mid-terraced building is arranged to provide retail accommodation at ground floor level, basement storage. The upper floors comprise a maisonette arranged over the first and second floors.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground	297	27.59
Basement	299	27.78
First & Second Floor Maisonette	513	47.66
Total	1,109	103.03





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Rateable Value

Rateable Value (2026): £14,750

EPC

We understand the property has an EPC rating of E (expiry date - 30/03/2031).





FLOOR PLAN For identification purposes only.



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Lease

The entire property is let to a private individual on a full repairing and insuring lease for a term of 20 years from 2025 at a passing rent of £24,000 pa.

Terms

The Freehold interest in the property is offered for sale subject to the lease - as summarised above - with offers invited in the region of £325,000.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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



Further Information

Please contact the sole agents Flude Property Consultants:

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14 October 2026

