

# REFURBISHED RETAIL UNIT TO LET

30-31 Queens Road, Brighton, BN1 3XA

Rent £35,000 pax



#### DIMENSIONS:

The accommodation comprises:

	IMPERIAL	METRIC
(30) Sales Area	427 sq ft	39.67 sq m
Rear room	112 sq ft	10.39 sq m
WC		
(31) Total area	424 sq ft	39.35 sq m
Total floor area 30 & 31	963 sq ft	89.46 sq m

#### RENT:

Rent £35,000 per annum exclusive of rates, VAT and all other outgoings.

#### LEASE:

Available by way of a new effective full repairing lease for a minimum term of 5 years.

#### RATES:

Rateable Value: Rateable Value £26,000  
UBR APR 2020/2021 49.9p

#### EPC:

**Certificate Reference Number: 0098-9918-6030-7200-3103**  
The energy efficiency rating for this property is C72 and a full copy of the report can be found at [www.ndepcregister.com](http://www.ndepcregister.com)

#### LEGAL COSTS:

Each side to pay their own legal costs.

#### VIEWING:

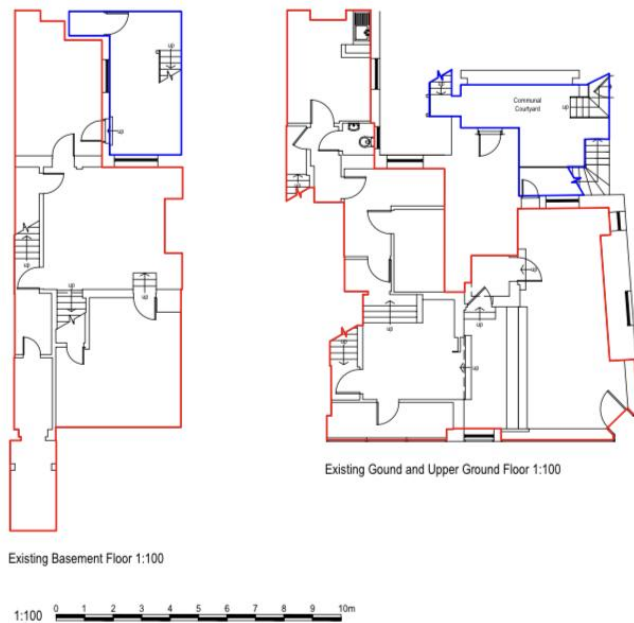
By prior appointment through the landlord's agent, Eightfold Property. Call 01273 672 999, or email [max@eightfold.agency](mailto:max@eightfold.agency)

#### LOCATION:

The property is located on the western side of Queens Road in a central position close to the junction with North Road leading to the popular North Laine. Brighton Station is a few minutes walk to the North, whilst Brighton's famous Lanes, the seafront & Churchill Square Shopping Centre are all to the South. Nearby occupiers include Subway, Tesco, Greggs & Julian Plumart Boutique.

#### DESCRIPTION:

The premises comprise a double fronted corner property comprising 2 adjoining retail units. The property has recently had an extensive refurbishment throughout. Our client may consider splitting the units to provide 2 units. Please ask for further information in respect of rent levels.

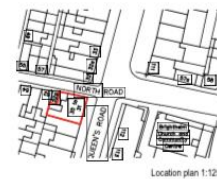


30-31 Queens Road  
Brighton  
East Sussex  
BN1 3XA

Scale: 1:50 @ A3

Leased Areas

Communal Areas



Location plan 1:1250

1:1250 0 10 20 30 40 50 60 70 80 90 100



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