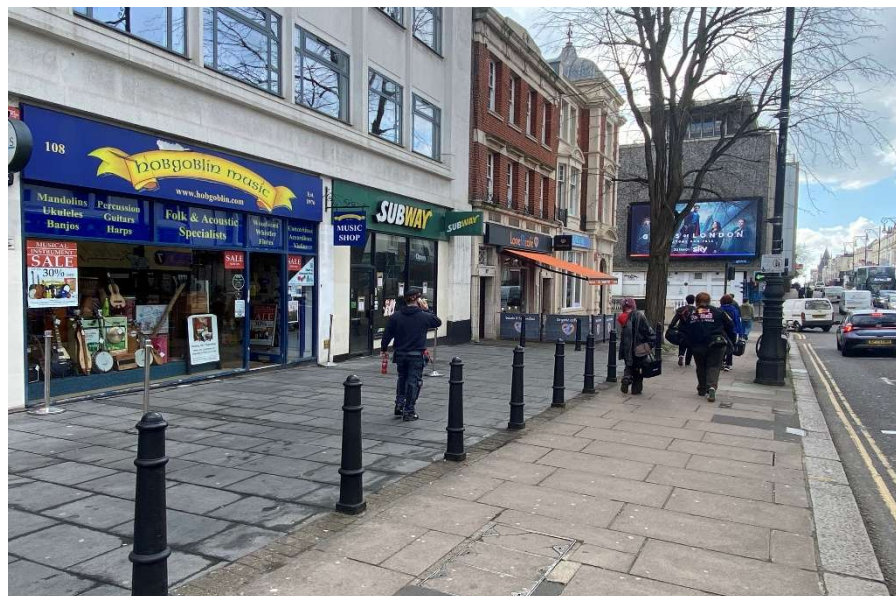


BRIGHTON – CLOSE TO STATION RETAIL LEASE ASSIGNMENT

109 QUEENS ROAD, BRIGHTON, BN1 3XF.



- High footfall location
- Terrace to front
- Substantial frontage
- Suitable for food use
- No premium
- Tourist location
- Students
- 20' + frontage
- No premium
- Protected lease

LOCATION

The premises are located in a central, very busy location approximately a 5 minute walk from Brighton mainline Station. Queens Road is the direct link from the station towards the sea front, Western Road and The Lanes.

NEARBY OCCUPIERS

Tesco Express, Love Fit, Hobgoblin Music, Sainsbury Local, Greggs, Leonidas plus numerous local retailers and catering outlets.

ACCOMMODATION

The premises are arranged over ground floor and basement levels extending to the following approximate net internal areas and dimensions:-

Internal width	20'10"	6.35 m
Ground floor	1231 sqft	114.36 sqm
Basement	563 sqft	52.30 sqm

The external terrace area to the front extends to approximately 366 sqft.

Plans are available on request.

The premises benefit from three phase power.

CONTACT

NJWE

Nigel Evans

T 020 7459 4506

M 07393601201

E nigel@njwe.co.uk

A 85 Gt Portland Street
London, W1W 7LT

LEASE TERMS

The premises are held on an effective FRI lease for a term expiring 24th March 2029. The lease is within the landlord and Tenant Act. There are no further rent reviews.

LEASE COSTS

Rent - £56,116 pax
Service charge £3016.44 pa (24/25)
Sinking fund £1809.28 pa (24/25)

VAT

The building is elected for VAT.

BUSINESS RATES

RV £33,000

EPC

Energy rating B.

TIMING

Immediate

LEGAL COSTS

Each party to be responsible for their own costs and will share the Landlords costs for the assignment .

VIEWING

Through NJWE

Subject to Contract.

109 Queens Road Brighton

