



TO LET
E CLASS UNIT
CITY CENTRE LOCATION

KEY FEATURES

- No Premium
- Close to Brighton Station
- New Lease
- Suitable for variety of uses (STP)



LOCATION

Brighton is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

34 Queens Road is situated on the western side of the major north-south thoroughfare from Brighton Station to the Seafront) linking Brighton Station (two minutes walk, 325m) and the City Centre.

Churchill Square Shopping Centre and the shopping districts of North Laine and The Lanes are nearby.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN1 3XB.

DESCRIPTION

34 Queens Road comprises a prominent Class E unit suitable for a variety of retail, clinical and alternative uses with a ground floor open plan sales area, with offices to rear.

At lower ground there is an open plan office with rear kitchen and W.C. Externally there is a small enclosed courtyard area.

The property benefits from a security alarm, fully glazed frontage, gas central heating and suspended ceiling with recessed lighting (ground floor only).

LEASE

A new effective FRI lease on terms to be agreed.

NEARBY OCCUPIERS

Tesco

Sainsburys

BBC

Sundial Chiropractic

William Hill

Parks Letting

Lovefit Cafe

ACCOMMODATION	sqft	sq m
Ground Floor	838	77.9
Lower Ground Floor	353	32.8
Total	1,259	117
All areas are net internal.		

RENT

Offers in the region of £25,000 per annum exclusive.

VAT

We are advised that VAT is not chargeable on the rental outgoings.

BUSINESS RATES

Rateable Value: £16,250 (April 2025/26). Rates payable £13,348 @49.9 p in the £.

The Retail, Hospitality & Leisure Scheme provides up to 40% business rates relief for qualifying occupiers.

EPC

Certificate No: 7392-7689-5552-0892-9451, rated 102 E, valid until 9th February 2033.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.



CONTACT US



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