



9 Queens Road
Brighton, BN1 3WA

Lock up shop arranged over ground floor & basement in central Brighton to let on a new lease.

756 sq ft
(70.23 sq m)

- RENT £17,500 PAX
- NEW LEASE
- SUPERB CENTRAL LOCATION
- FRESH LOOK

9 Queens Road, Brighton, BN1 3WA

Summary

Available Size	756 sq ft
Rent	£17,500 per annum exclusive of rates, VAT & all other outgoings.
Rates Payable	£6,986 per annum 2023 April
Rateable Value	£14,000
Service Charge	TBA
VAT	Not applicable
Legal Fees	The incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal fees. An unconditional undertaking to be provided prior to release of papers.
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Comprising a retail unit arranged over ground floor & basement. The unit was refurbished by the previous tenant & as such provides a great opportunity for any incoming tenant to benefit from these works. There is a kitchen at the rear of the unit on the ground floor as well as WC's on both levels.

Location

The property is situated in a central position on Queens Road which leads from Brighton Station to the city centre. The North Laine is to the east of the property whilst nearby occupiers include Boots, Mountain Warehouse & ITSU amongst others.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	345	32.05
Ground - Kitchen	67	6.22
Basement - office/ storage	344	31.96
Total	756	70.23

Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 5 years. Should the term be longer than 5 years rent reviews will be required at appropriate intervals. A rent deposit will be required subject to status & this is likely to range between 3 & 6 months rent.

Anti Money Laundering

AML documentation will be required from any incoming tenant.



Viewing & Further Information



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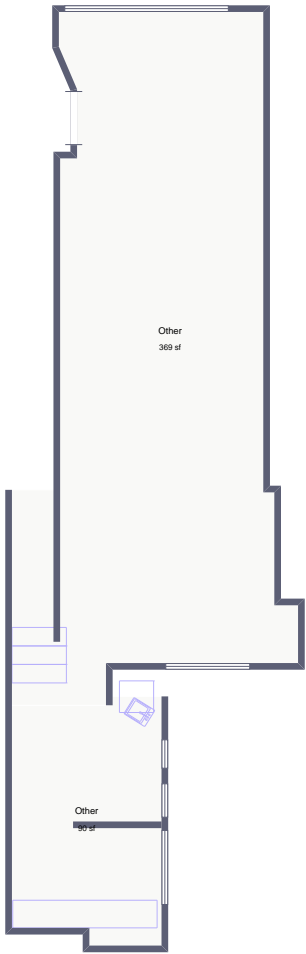
Basement, 9 Queens Road not to scale for indicative purposes only

Approximately 344 sf total



9 Queens Road Brighton ground floor. Not to scale for additive purposes only.

Approximately 459 sf total



9 Queens Road, Brighton, BN1

