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TO LET

**PROMINENT CLASS E UNIT - HIGH FOOTFALL
1,565 SQ FT (145.39 SQ M)**

Ground floor 100-101 Queens Road, Brighton, East Sussex, BN1 3XF

LOCATION

The property is situated in a high footfall position on the East side of Queens Road and is the main commercial thoroughfare linking the North Laine and Churchill Square to Brighton Station, which is approximately 200 yards North of the property. The area receives high footfall from commuters and shoppers alike and benefits from a high concentration of office buildings.

Nearby occupiers include, Café Coho, Julien Plumart Patisserie, Greggs, Tesco's, Sainsbury's, Fitness First, Pure Gym and Ibis Hotels.

DESCRIPTION

The ground floor space forms part of a prestigious office building, a short distance from Brighton Station. The premises comprises a high quality, recently refurbished ground floor space suitable for a variety of uses (STNC).

ACCOMMODATION

	SQ FT	SQ M
Ground Floor	1,565	145.39
TOTAL	1,565	145.39

AMENITIES / OPPORTUNITY

- High footfall location
- Double Frontage
- Main thoroughfare between the station and seafront
- Air conditioning and LED Lighting
- 1 parking space
- Kitchenette area

RENT

Available to let on a new effective full repairing and insuring lease by way of service charge, for a term to be agreed at a commencing rent of **£39,125 per annum exclusive**, subject to rent reviews at the appropriate intervals.

RATES

We understand the rateable value is £26,750, for further information on rates payable please contact the agent.

VAT

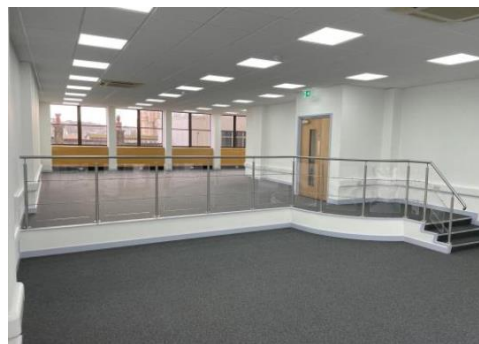
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of B - 39



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