

BRIGHTON CITY CENTRE

GROUND FLOOR CLASS E PREMISES

1,565 ft² / 145 m²

TO LET



100-101 QUEENS ROAD

BRIGHTON BN1 3XF



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated in a high footfall main thoroughfare of the city centre, which connects Brighton Station to shopping areas and the seafront. Neighbouring occupiers include Greggs, Tesco Express, Sainsburys Local, Ibis hotel, Subway and William Hill. Brighton Station is within 200 metres and there are numerous bus services passing outside the property, along with car parks in the vicinity.

Description

The premises comprise an attractive newly refurbished ground floor unit which has been used for retail and office purposes and may suit a variety of Class E uses, subject to any necessary consents. Features include:

- ◆ air conditioning & ventilation system ◆ glazed shop front ◆ 1 car parking space ◆
- ◆ access control system, passenger lift and WC facilities to common parts ◆
- ◆ kitchen point ◆ carpeting ◆ suspended ceiling with recessed lighting ◆

Ground Floor	Open plan	1,565 ft ²	145 m ²
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Terms

The premises are **TO LET** for a term to be agreed at a commencing rental of **£39,125 per annum**, exclusive, subject to rent reviews at appropriate intervals. The rent is exclusive of VAT, business rates, service charge, building insurance premium and any other outgoings. A service charge is in place to cover the cost of maintaining, cleaning, heating and lighting the common parts. The budget service charge contribution currently attributable to the ground floor is approximately £20,000 per annum. The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

Rateable Value (suite only) £26,750

EPC Rating B - 39

Viewing by appointment with joint sole letting agent **Graves Son & Pilcher LLP**

amenities and services not tested
measurements are approximate

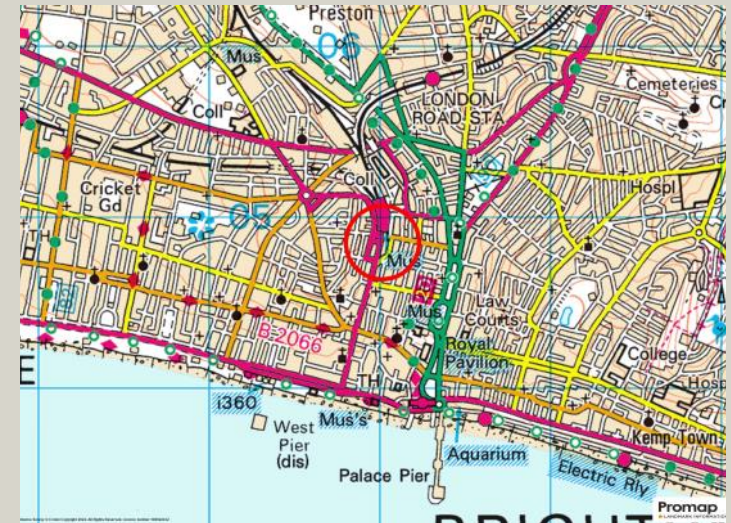
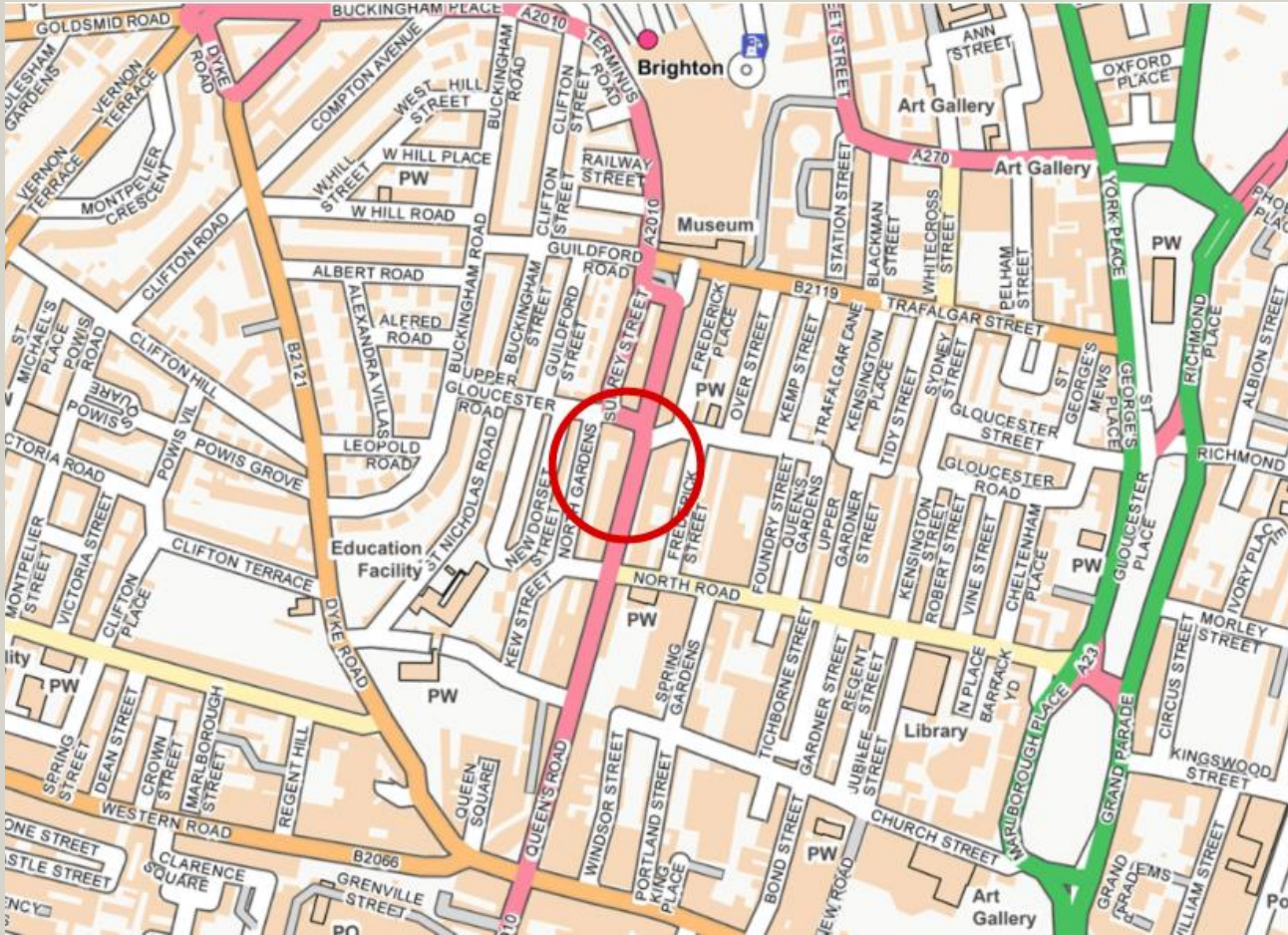


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