



RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN / RETAIL - OUT OF TOWN TO LET

**30-31 QUEENS ROAD**

Brighton, BN1 3XA

**PROMINENT DOUBLE CORNER RETAIL UNIT TO LET**

964 SQ FT

**Eightfold**  
property

Tel: 01273 672 999

Website: [www.eightfold.agency](http://www.eightfold.agency)



# Summary

Available Size	964 sq ft
Rent	£37,500 per annum exclusive of rates, VAT & all other outgoings.
Rates Payable	£13,722.50 per annum We anticipate this figure will be reduced as the basement is no longer part of the demise.
Rateable Value	£27,500
Service Charge	A service charge will be payable based on a fair proportion of expenditure to the building.
VAT	To be confirmed
Legal Fees	The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal costs. An unconditional undertaking to be provided prior to release of documents.
EPC Rating	C (72)

## Description

A prominent double corner retail unit comprising sales area on ground & upper ground floor levels with WC & office storage to the rear of the southern section. Features within the unit include internal security shutters, alarm & air conditioning.

## Location

The property is situated in central position on the western side of Queens Road, Brighton opposite the junction of North Road. Brighton Station is a few hundred yards to the north whilst the North laine is to the east & Churchill Square Shopping Centre & the seafront to the south. Nearby occupiers include Julian Plumart, Pure Gym, Mountain Warehouse Sainsbury's Local, Greggs & Tesco Express.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	690	64.10
Upper Ground - Sales	162	15.05
Upper Ground - Office/ Storage	112	10.41
Total	964	89.56

## Terms

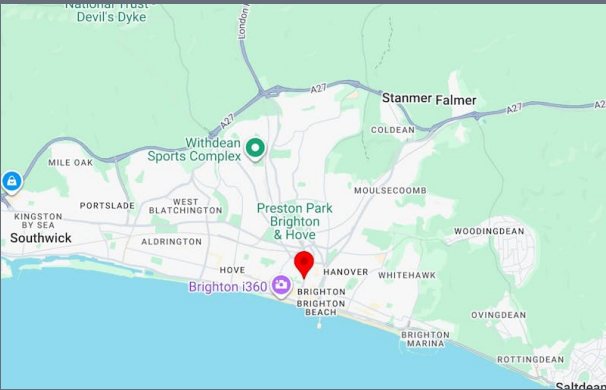
Available to let on a new effective full repairing & insuring lease for term of 10 years with provision for 5 yearly rent reviews

## Plans

Plans provided are approximate & should not be relied upon for scale.

## AML

As required by law AML checks will need to be carried out & will be done at the cost of £50 plus VAT per person. A charge for referencing will also be payable where required at a cost of £75 plus VAT per person.



## Get in touch

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## Eightfold Property

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## Energy performance certificate (EPC)

30-31 Queens Road  
BRIGHTON  
BN1 3XA

Energy rating

C

Valid until:

22 September 2029

Certificate number:

0098-9918-6030-7200-3103

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

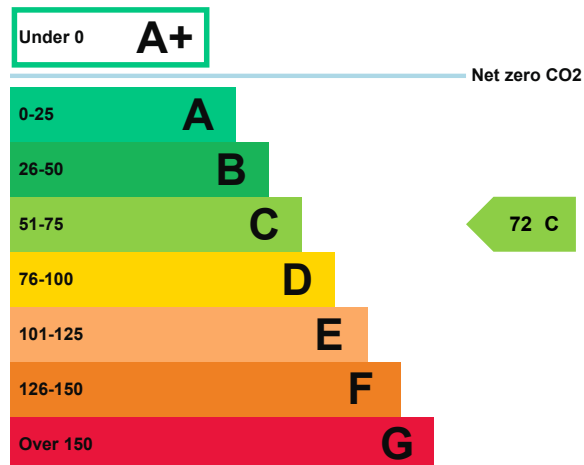
173 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built

28 B

If typical of the existing stock

83 D

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	64.04
Primary energy use (kWh/m <sup>2</sup> per year)	378

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0910-3920-0461-8700-9084\)](/energy-certificate/0910-3920-0461-8700-9084).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Tim Hill
Telephone	07513474760
Email	<a href="mailto:timothydavidhill@live.com">timothydavidhill@live.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

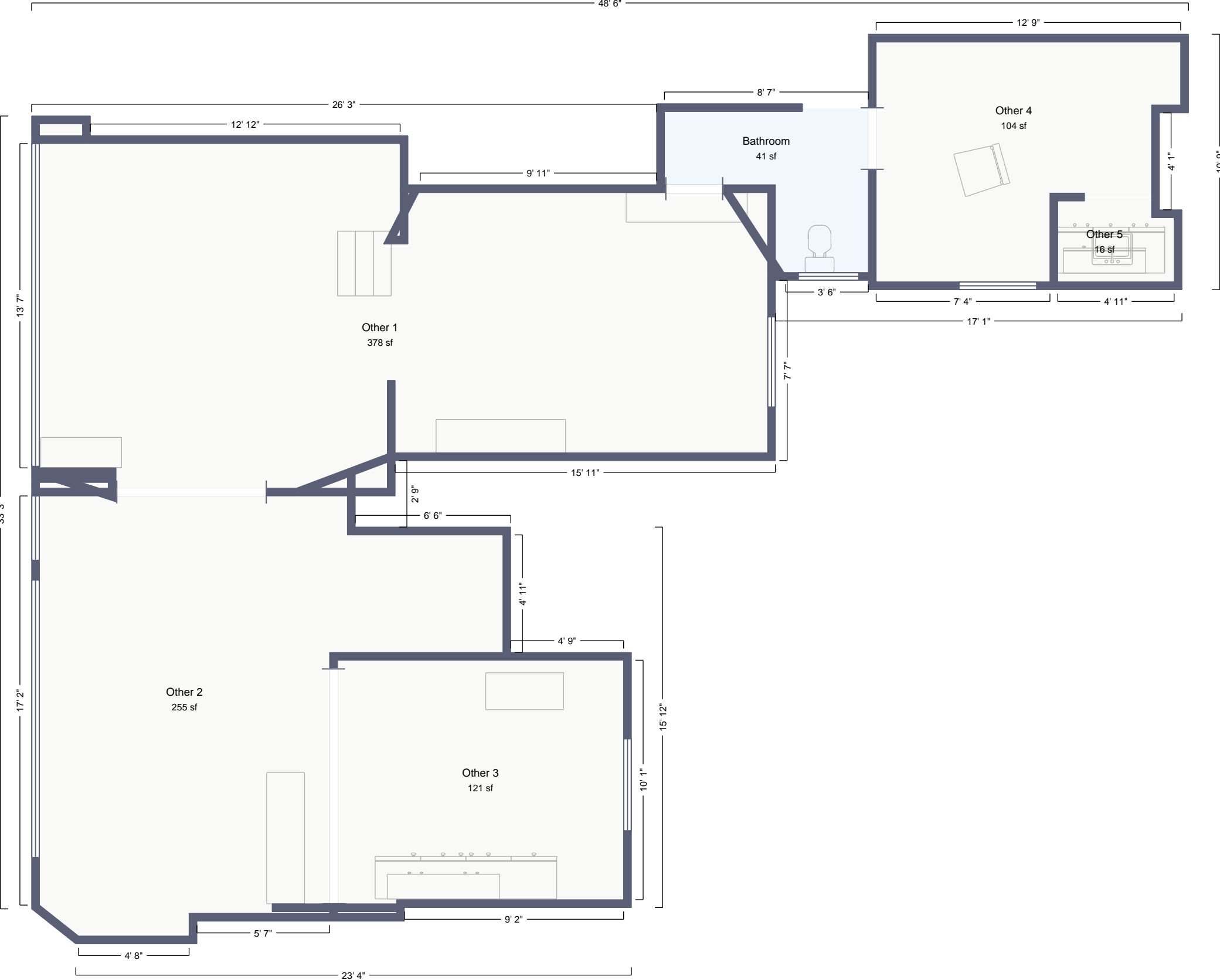
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023202
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

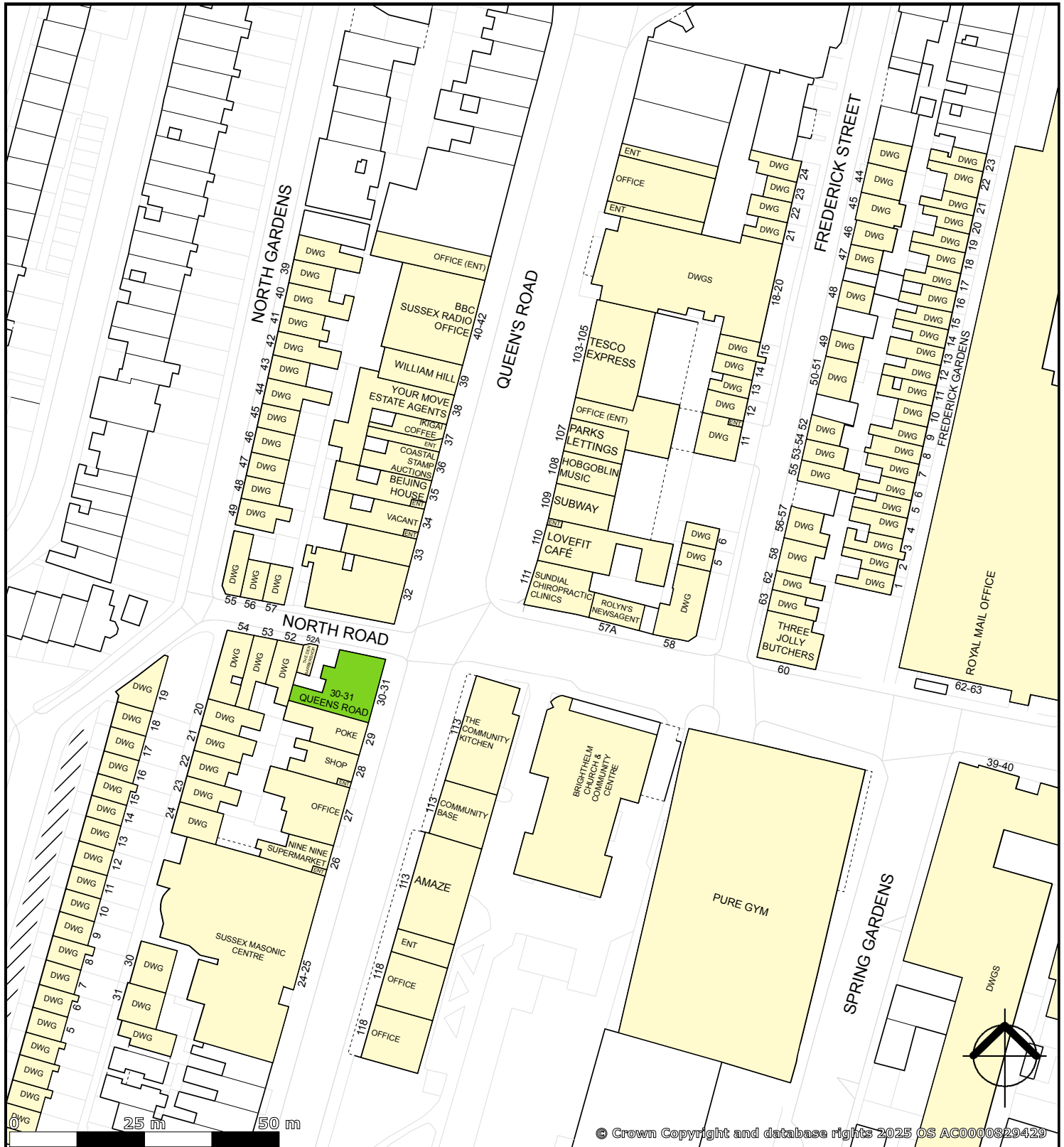
Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 September 2019
Date of certificate	23 September 2019

30-31 Queens Road

Approximately 1010 sf total



30-31 Queens Road, Brighton, BN1



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