



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

30 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

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

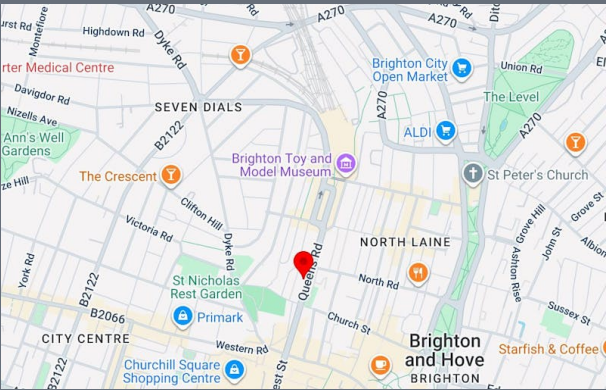
Available to let on a new effective full repairing & insuring lease for term of 10 years with provision for 5 yearly rent reviews

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

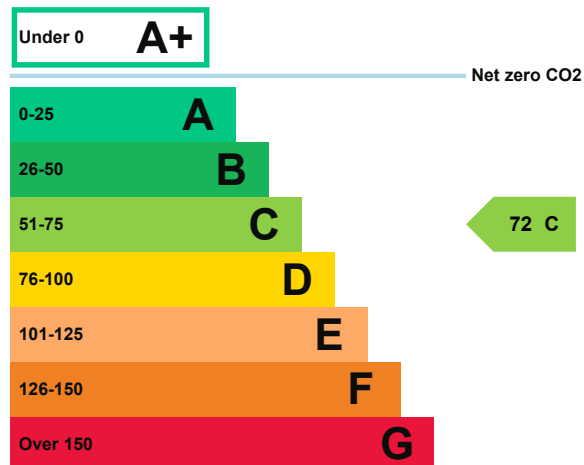
173 square metres

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 ₂ /m ² per year) | 64.04 |
| Primary energy use (kWh/m ² 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 | timothydavidhill@live.com |

Contacting the accreditation scheme

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

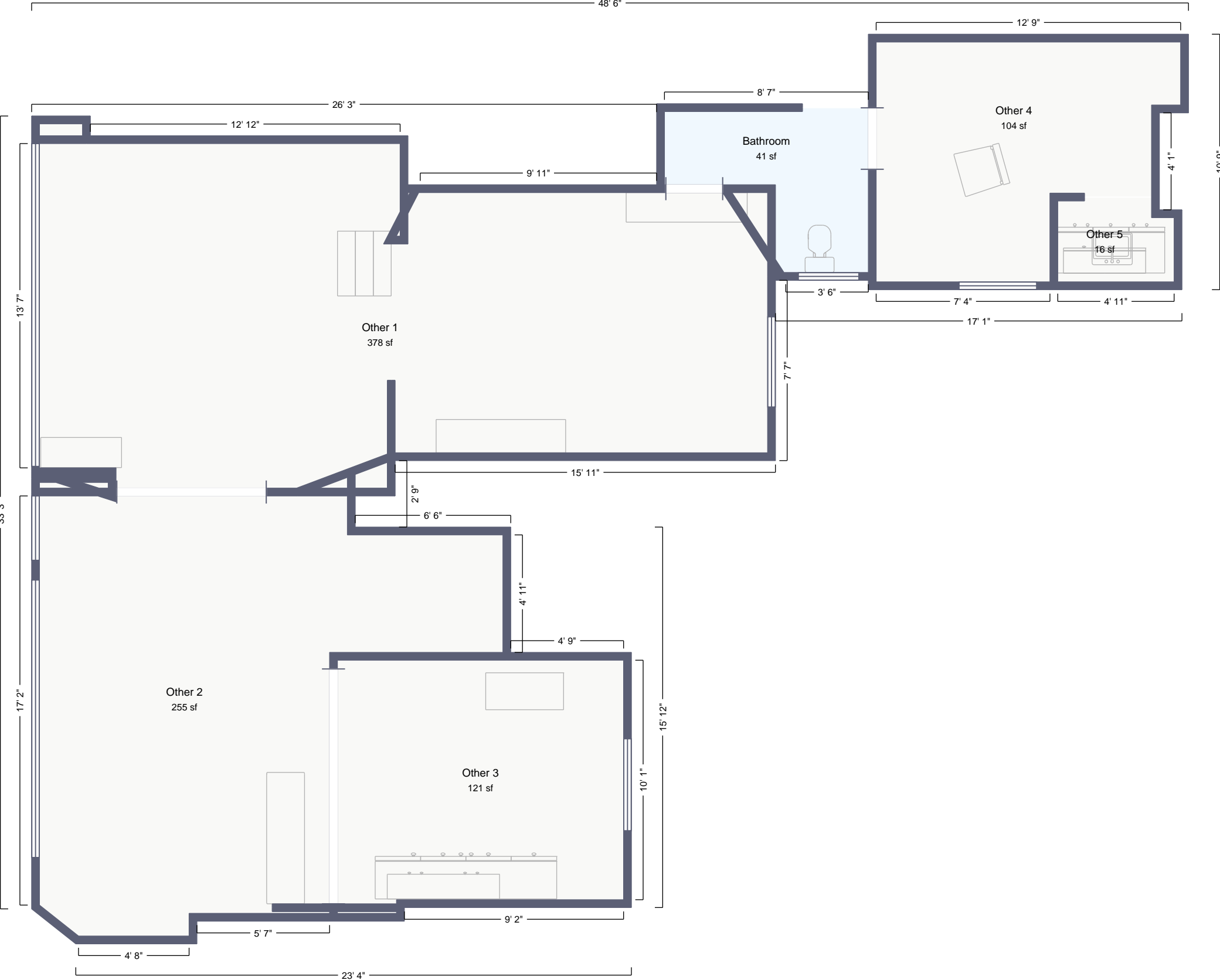
| | |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/023202 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

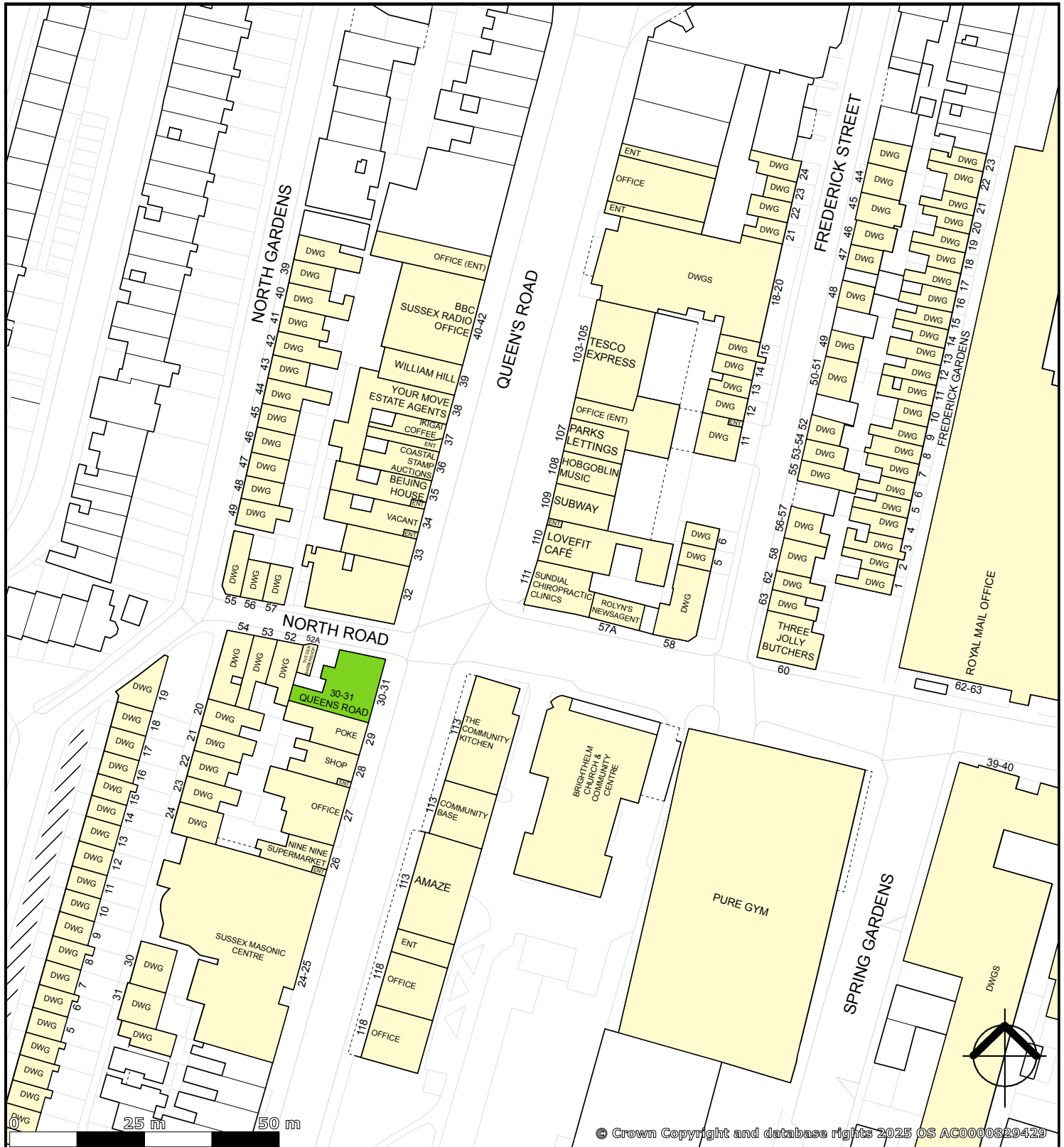
| | |
|------------------------|---|
| Employer | EASY EPC |
| Employer address | 12 Albion Street Brighton BN2 9NE |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 13 September 2019 |
| Date of certificate | 23 September 2019 |

30-31 Queens Road

Approximately 1010 sf total



30-31 Queens Road, Brighton, BN1



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