



32-33 Queens Road

Brighton, BN1 3XB

To Let: Prominent & Flexible City Centre Class E Premises

593 to 2,147 sq ft
(55.09 to 199.46 sq m)

- Prominent Brighton City Centre Location
- Available Individually or as a Whole
- Flexible Class E Accommodation
- High Footfall Close to Brighton Station

32-33 Queens Road, Brighton, BN1 3XB

Summary

Available Size	593 to 2,147 sq ft
Rent	£17,500 - £55,000 per annum
Business Rates	To be reassessed.
Service Charge	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

32-33 Queens Road comprises a prominent and flexible city centre commercial opportunity arranged over the ground floor and basement, occupying an excellent position close to the junction of Queens Road and North Road.

The premises is capable of being occupied as a whole or as two separate self-contained units, providing considerable flexibility to accommodate a range of occupational requirements.

32 Queens Road occupies a particularly prominent corner position, benefiting from an extensive glazed frontage to Queens Road together with additional return frontage and excellent visibility directly down North Road. The adjoining 33 Queens Road provides a further independent entrance and glazed frontage onto Queens Road.

The landlord is proposing to undertake a series of works to improve the commercial accommodation, including the removal of a number of existing internal walls and lobbies together with the staircases currently serving the upper floors. These works are intended to create more open, efficient and flexible ground floor accommodation, allowing an incoming occupier to configure the space to suit their particular requirements.

The premises can be retained as two separate self-contained units or, subject to agreement, the dividing wall between 32 and 33 Queens Road can also be removed to create a larger combined ground floor space.

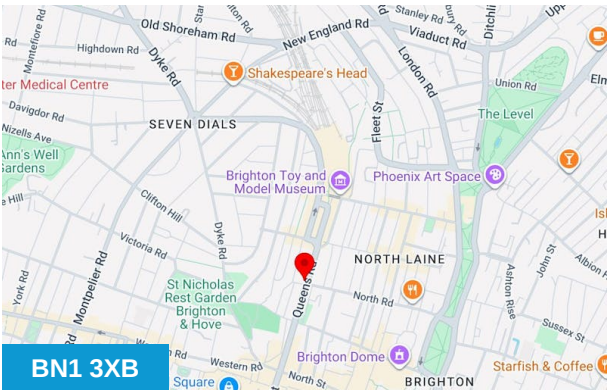
The basement areas provide useful ancillary storage and utility accommodation.

The property is considered suitable for a broad range of retail, office, professional, showroom, medical, treatment, leisure, wellness and other Class E uses, subject to any necessary consents.

Location

The property occupies a prominent and highly accessible position on Queens Road, one of Brighton city centre's principal thoroughfares connecting Brighton Mainline Railway Station with the city centre, North Laine, The Lanes and the principal retail and commercial areas surrounding North Street and Churchill Square.

Brighton Mainline Railway Station is situated only a short walk to the north, providing frequent direct services to London Victoria, London Bridge, Gatwick Airport and destinations across the south coast. Queens Road forms one of the principal pedestrian routes between the station and city centre and consequently benefits from high levels of passing footfall throughout the day from commuters, residents, office



Viewing & Further Information



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workers, students and visitors.

The property is prominently positioned close to the junction with North Road, with 32 Queens Road occupying the corner and benefiting from excellent visibility directly along North Road. The location also provides immediate access to Brighton's popular North Laine district, which is characterised by a diverse mix of independent retailers, cafés, restaurants, leisure operators and professional businesses.

Queens Road itself is an established and busy commercial location accommodating a broad mix of retail, food and beverage, office and service-led occupiers. Nearby national and independent businesses include Sainsbury's, Tesco Express, Greggs and numerous cafés, restaurants and professional occupiers.

The property's combination of a prominent city centre position, strong pedestrian movement, excellent public transport connectivity and immediate proximity to Brighton's principal retail, commercial and leisure areas makes it an attractive location for a wide variety of occupiers.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	32 Queens Road - Trading Area	969	90.02
Basement	32 Queens Road - WC/Kitchenette/Storage	585	54.35
Ground	33 Queens Road - Trading Area/Kitchenette	474	44.04
Basement	33 Queens Road - WCs/Storage	119	11.06
Total		2,147	199.47

Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

Terms

The premises are available either individually or as a whole by way of new leases on terms to be agreed, at the following quoted rents:

- 32 Queens Road: £39,500 per annum exclusive
- 33 Queens Road: £17,500 per annum exclusive
- 32-33 Queens Road combined: £55,000 per annum exclusive

All rents are exclusive of business rates, service charge, building insurance, utilities, VAT (if applicable) and all other occupational costs.

Anti Money Laundering

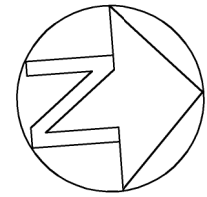
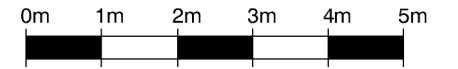
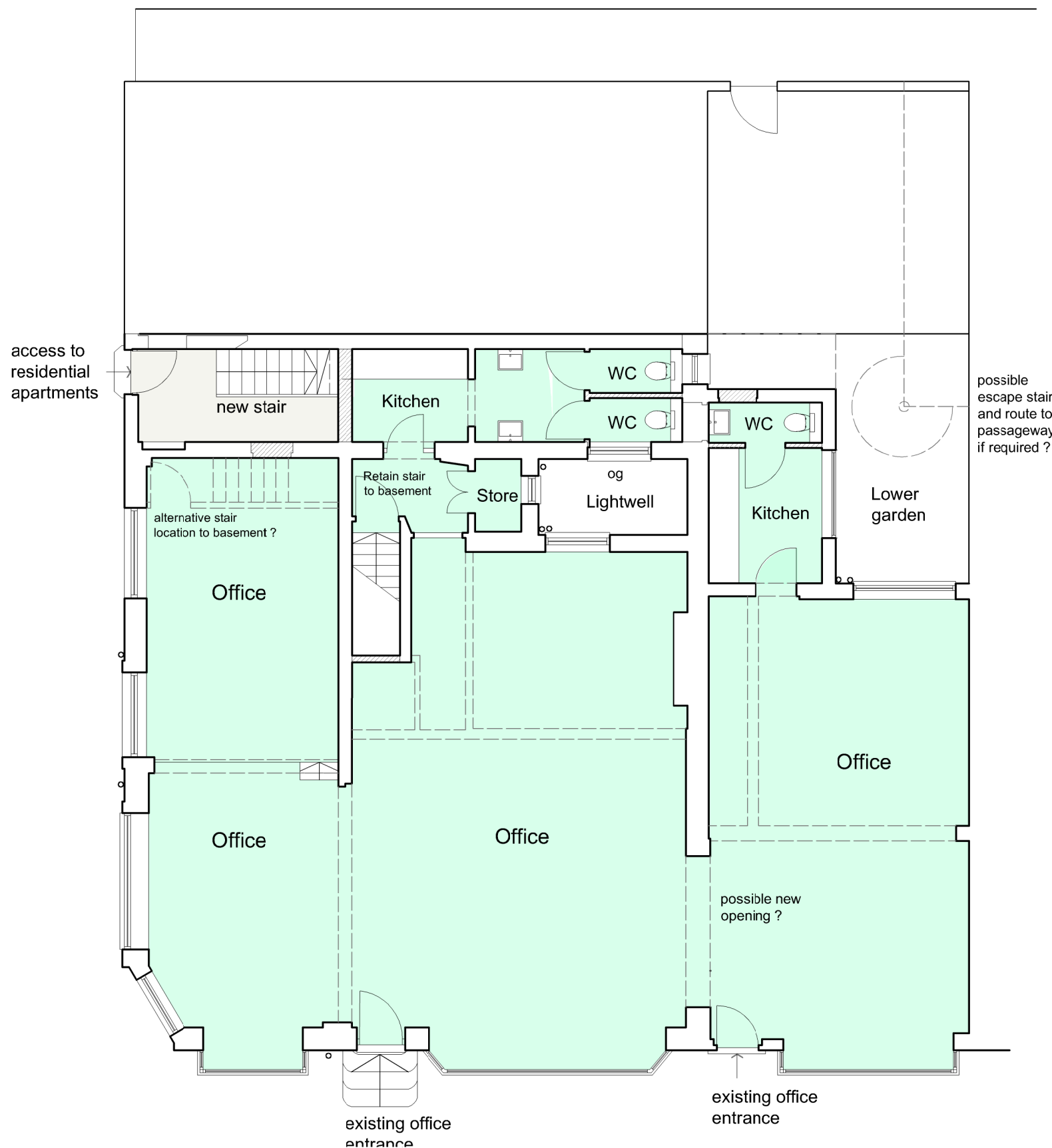
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.









Schedule of Accommodation:

Commercial unit.
ground floor approx 200 sqm gross area.
basement floor approx 175 sqm storage area

revised proposal

C	18.08.2026	Title amendments
B	14.08.2026	Layout amendments
A	12.08.2026	Alternative stairs

rev.	date	
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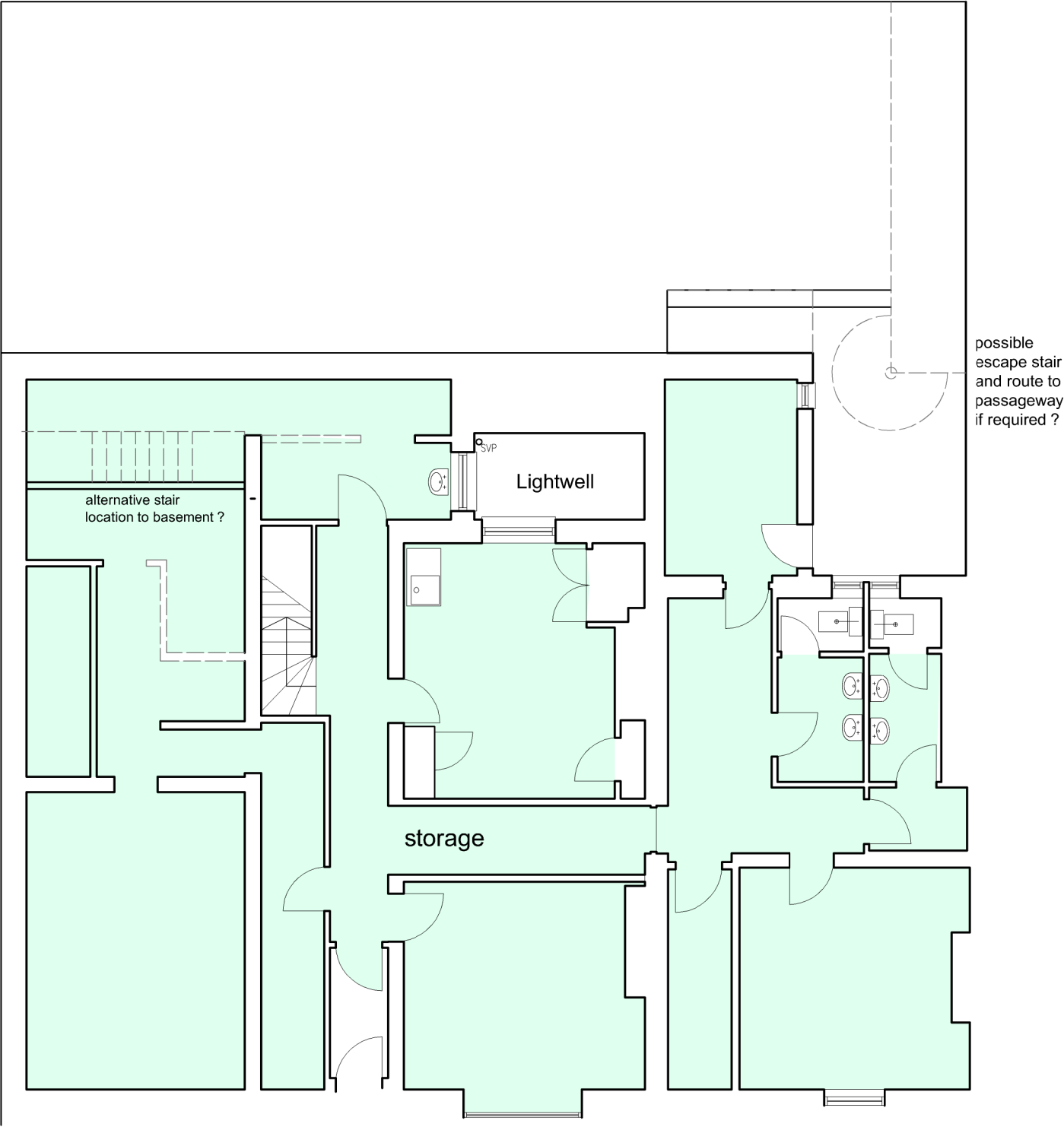
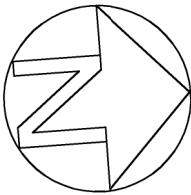
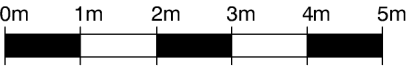
client	Seaford Shore Limited		
project	32 Queens Road Brighton		
drawing	Proposed Plans		
scale	1:100@A3	date	AUG 26
drawn			

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Architects and Planning Consultants

Proposed ground floor plan Scale 1:100@A3



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client		
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project		
32 Queens Road Brighton		
drawing		
Proposed Plans		
scale	1:100@A3	date AUG 26 drawn

Proposed basement plan Scale 1:100@A3

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