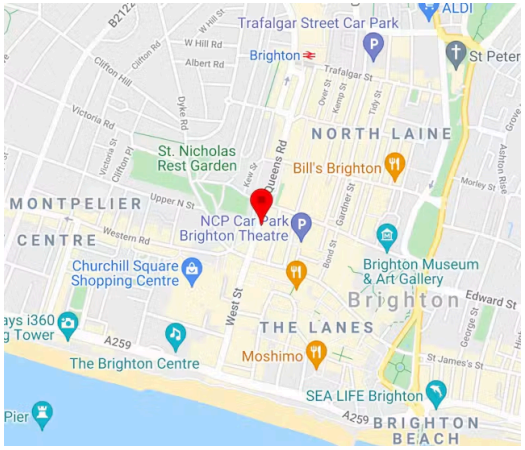


126-127 Queens Road, Brighton, BN1 3WB

Retail To Let | £110,000 per annum per annum exclusive of rates, VAT & all other outgoings | 8,731 sq ft

EXTENSIVE CITY CENTRE RETAIL UNIT TO LET CLOSE TO BRIGHTON STATION & THE SEAFRONT-SUBJECT TO VACANT POSSESSION

eightfold.agency







Description

The property comprises an extensive double retail unit arranged over ground floor, 1st floor & basement offering both sales & storage options on all floors. The property has been used for retail but could be suitable for a variety of uses subject to the required consents.

Location

The unit occupies a prominent trading position on Queens Road close to the junction of North Street and West Street whilst situated to the south Brighton's main line station. Nearby occupiers include Run Company, Yi Fang Bubble Tea, Boots, ITSU, Popeye's, Slim Chickens, Superdry & Trespass.
Churchill Square is approximately 100 metres to the south and the North Laine is to the east.

Accommodation

Name	sq ft	sq m
Ground	3,563	331.01
1st	1,919	178.28
Basement	3,249	301.84
Total	**8,731**	**811.13**

Terms

Available on a new effective full repairing & insuring lease for a term of term of 10 years with provision for 5 yearly rent reviews, subject to vacant possession.

Summary

- Rent: £110,000 per annum per annum exclusive of rates, VAT & all other outgoings
- Business rates: £44,160 per annum
- Rateable value: £92,000
- Service charge: A service charge will be payable based on a fair proportion of the buildings costs.
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (59)
- Lease: New Lease
- Terms: 10 years

Contact & Viewings



Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency



Alex Gardner
01273 672999 | 07511 017289
alex@eightfold.agency

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.


PRICE CRASH
50


MOUNTAIN
WAREHOUSE
SALE
50%
SALE
50%




PRICE
CRASH
50


PRICE
CRASH
FROM
£19.99


PRINT & MORE
MOUNTAIN
WAREHOUSE
SALE
50%
SALE
50%
Noodle Queen

Energy performance certificate (EPC)

126-127 Queens Road
BRIGHTON
BN1 3WB

Energy rating

C

Valid until	Certificate number
16 January 2030	**0525-9397-1830-7600-1003**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

837 square metres

Rules on letting this property

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

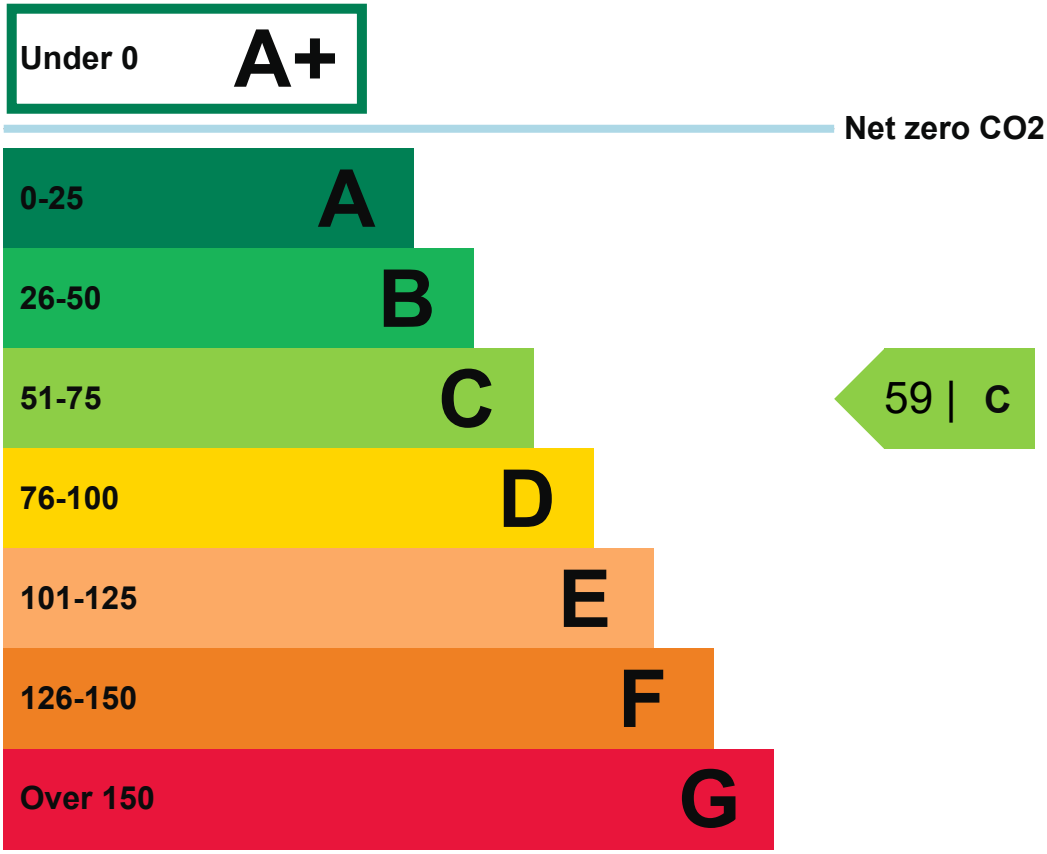
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read guidance for landlords on the regulations and exemptions (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

30 | B

If typical of the existing stock

88 | D

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level
3

Building emission rate (kgCO2/m2 per year)
57.39

Primary energy use (kWh/m2 per year)
340

▶ What is primary energy use?

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0990-1265-0410-7780-3054).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name
David Ridley

Telephone
07775529548

Email
dave.r@easyepc.org

Accreditation scheme contact details

Accreditation scheme
Elmhurst Energy Systems Ltd

Assessor ID
EES/023737

Telephone
01455 883 250

Email
enquiries@elmhurstenergy.co.uk

Assessment details

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 January 2020

Date of certificate
17 January 2020

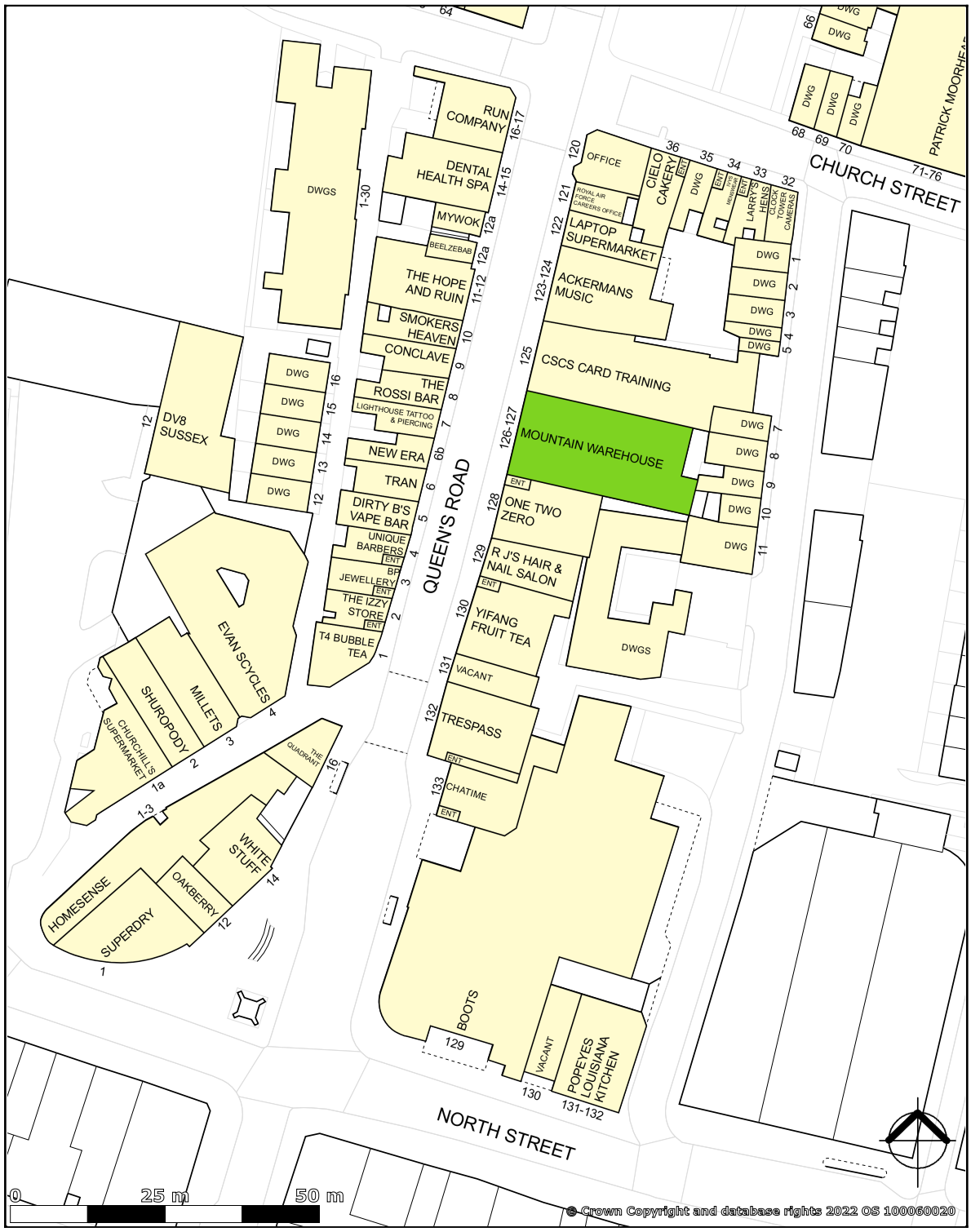
Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

Certificate number
0175-3081-0611-0300-0591 (/energy-certificate/0175-3081-0611-0300-0591)

Expired on
10 September 2019

Mountain Warehouse, 126-127 Queens Road, Brighton, BN1



created on edozo

Plotted Scale - 1:1,000