



RUPERT BURSTOW
Property Consultancy & Acquisitions

**PRIME SHOP PREMISES
HEART OF CITY CENTRE
906 SQ FT (84 SQ M)
TO LET**



**124 QUEENS ROAD
BRIGHTON
BN1 3WB**

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124 QUEENS ROAD BRIGHTON BN1 3WB

LOCATION Situated in a most central position in the heart of Brighton's vibrant city centre. The shop is located in the east side at the bottom end of Queens Road, a few metres from Brighton's most central focal point; The Clock Tower and from Churchill Square shopping centre. Brighton railway station is to the north end of Queens Road, the shop therefore also benefitting from commuter trade. The premises also benefit from being surrounded by a wide variety of multiple and individual retailers including Boots, Mountain Warehouse, Cult Clothing, White Stuff and Waterstones to name but a few.

ACCOMMODATION The premises comprise an excellent fascia shop with high ceilings as follows:

Gross frontage	19'
Internal width	17'5"
Internal depth	52'1"
Internal height	14'

Total sales area 906 sq ft (85 sq m)

- Security alarm
- Brick finish
- High ceilings
- Laminate flooring
- Strip and spot lighting
- Wall convector heating
- Black aluminium shop front
- Currently partitioned to provide separate stores/offices

W/C: W/C with hand wash facilities

Rear fire exit: Leading to:

Rear loading bay: to include goods lift

TENURE Leasehold

LEASE A new lease is available with terms to be agreed

RENT £25,000 per annum exclusive



UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** 21,750
- **Rates Payable:** £9,004.50 (April 10/11)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Brighton & Hove City Council direct on 01273-291981.

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through sole agent:
Rupert Burstow Ltd
Tel: 01273 731111

Rupert Burstow
12/3/2010



50 metres

goad Network
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