



CHARLECOTE



CAFE PREMISES (OR ALTERNATIVE USE STNC)
TO LET
18 QUEENS ROAD BRIGHTON BN1 3XA

- No Premium
- Prominent corner position
- New Lease
- High footfall location close to city centre

AGENCY | LEASE ADVISORY | INVESTMENT | ACQUISITION | VALUATION



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LOCATION

Brighton is located 56 miles (90 km) south of London and 25 miles west of Eastbourne. 22 miles (35 km) south of Crawley & Gatwick Airport, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

18 Queens Road is prominently located on the main north-south street linking Brighton Station (six minutes walk, 500m) with the city centre (Clock Tower, 2 mins walk) and Brighton seafront.

Churchill Square Shopping Centre (300m) and the popular shopping districts of North Laine (450m) and The Lanes (650m) are nearby. Church Street NCP car park is two minutes walk.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN1 3XA.

DESCRIPTION

18 Queens Road comprises a ground floor open plan cafe premises with fitted kitchen, reception counter & W.C.

AMENITIES

- Pavement seating
- Newly refitted kitchen
- 24 covers
- Good natural light
- W.C

TERMS

A new effective full-repairing and insuring lease available on terms to be agreed.

NEARBY OCCUPIERS

- Dental Health Spa
- Run Company
- Western Union
- CK Bistro
- Tesco Express
- Sainsburys Local
- Mountain Warehouse
- Sundial Chiropractic





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RENT

Offers in the region of £22,000 per annum exclusive.

ACCOMMODATION	sqft	sq m
Ground Floor	744	65.8
All areas are net internal.		

VAT

We are advised that VAT is not chargeable on the rental outgoings.

BUSINESS RATES

To be reassessed on occupation, estimated rates payable on application.

EPC

Certificate No: 9373-3008-0563-0000-8605, rated 89 D , valid until 17th August 2026.

LEGAL COSTS

Each side will be responsible for their own legal costs.

A solicitors undertaking for abortive legal costs is sought for all transactions. Details on application.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.





C H A R L E C O T E

CONTACT US

To book a viewing or receive further information, please get in touch.



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