



**TO LET
HIGH QUALITY E CLASS UNIT
CITY CENTRE LOCATION**



LOCATION

The property is located in a prime position on Queens Road (the major north-south thoroughfare from Brighton Station to the Seafront) and is close to the junction of North Street near the Clock Tower.

Churchill Square Shopping Centre and the shopping districts of North Laine and The Lanes are nearby.

Brighton station is 0.3 miles (6 mins walk). The NCP car park (587 spaces) in Church Street is nearby (4 mins, 0.2 miles).

DESCRIPTION

129 Queens Road comprises a high quality Class E unit suitable for a variety of retail, clinical and alternative uses.

Ground floor comprises an open plan fitted luxury hair and nail salon. The first floor comprises an kitchen (on half landing) treatment room, office/treatment room and stores with W.C.

LEASE

An assignment of the existing FRI lease dated 7th August 2018 for a term of 10 years, lease expiry 1st October 2028. Alternatively a new lease on terms to be agreed.

ACCOMMODATION	sqft	sq m
Ground Floor	733	68
First Floor	493	45.8
Kitchen	31	2.8
W.C	-	-
Total Floor Area	1,226	113.9
All areas are net internal.		

NEARBY OCCUPIERS

Boots
Tanning Shop
T4 Bubble Tea
Chopstix
Itsu
Slim Chickens
Popeyes
Mountain Warehouse
Evans Cycles
Run Company
Western Union

RENT

£35,000 per annum exclusive.

VAT

We are advised that VAT may be chargeable on the rental outgoings.

BUSINESS RATES

Rateable Value: £26,750 (April 2025/26). Rates payable £13,348 @49.9 p in the £.

The Retail, Hospitality & Leisure Scheme provides up to 40% business rates relief for qualifying occupiers.

EPC

Certificate No: 4159-7015-4530-8396-1989, rated 58 C, valid until 19th April 2032.

LEGAL COSTS

The ingoing tenant is to be responsible for both parties legal costs.



CONTACT US

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



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