



CHARLECOTE



CLASS E UNIT
TO LET
38 QUEENS ROAD BRIGHTON BN1 3XB

- No Premium
- Close to Brighton Station
- New Lease
- High Footfall

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.

38 Queens Road is located close to Brighton Station (two minutes walk, 325m) this major north-south thoroughfare linking Brighton Station with the city centre (Clock Tower, 4 mins walk) and Brighton seafront.

Churchill Square Shopping Centre (480m) and the popular shopping districts of North Laine (450m) and The Lanes (650m) are nearby.

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

DESCRIPTION

38 Queens Road comprises a ground floor open plan space, with kitchen, W.C, office and storage to the rear.

TERMS

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

RENT

Asking rent of £27,000 per annum exclusive.

NEARBY OCCUPIERS

- Tesco Express
- Sainsburys Local
- Greggs
- BBC Radio Sussex
- Sundial Chiropractic
- William Hill
- Parks Letting
- Regus





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ACCOMMODATION	sqft	sq m
Ground Floor	935	86.8
All areas are net internal.		

VAT

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

BUSINESS RATES

RV £20,000 UBR 43.2 p in the £ April 2026/27

EPC

Certificate No: 0396-2590- 8430-4900- 8303, rated 75 C, valid until 7th February 2027.

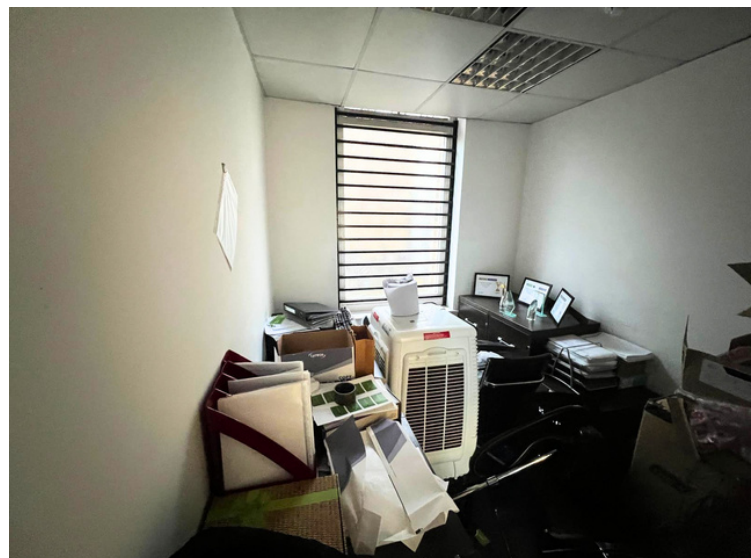
LEGAL COSTS

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.

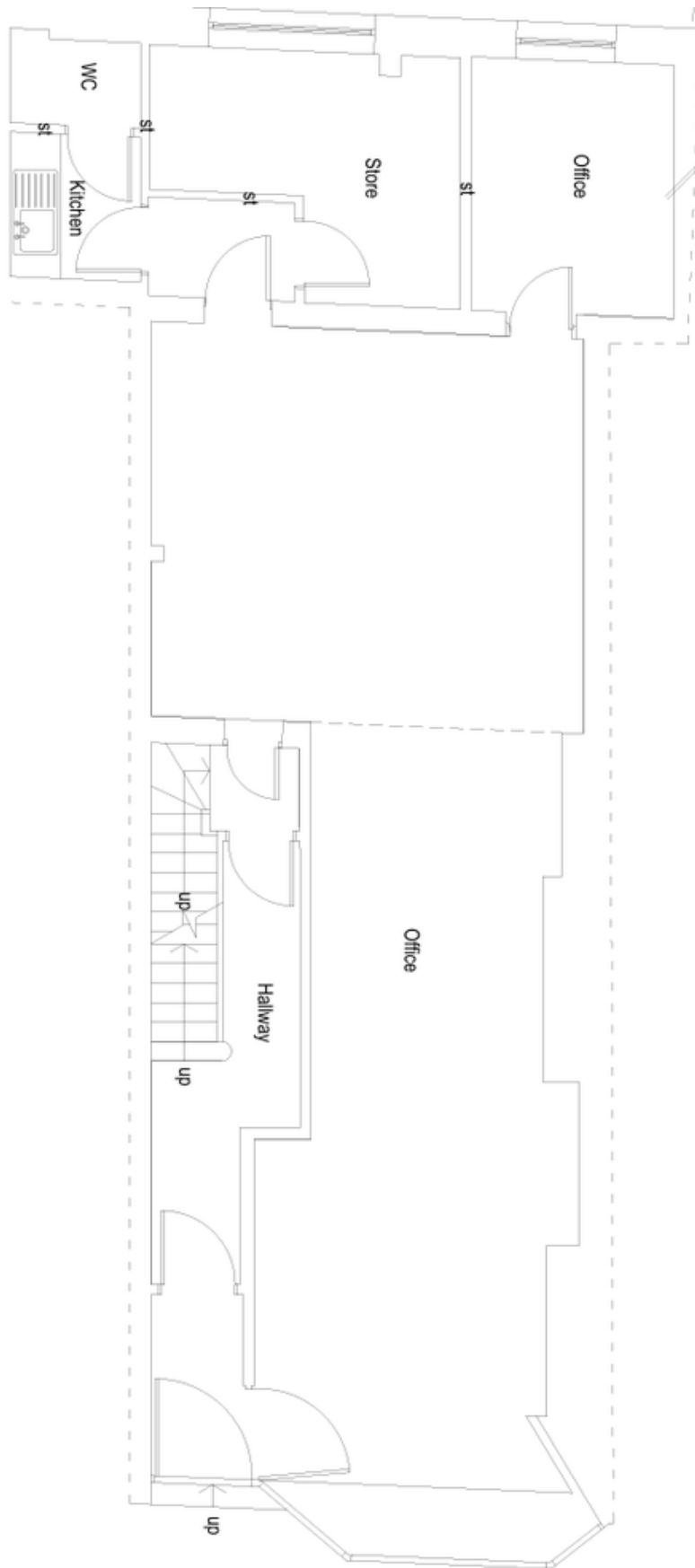
MONEY LAUNDERING REGULATIONS

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





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GROUND FLOOR PLAN



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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Whilst every care is taken in the preparation of these particulars, Charlecote Sussex and the vendor/lessor take no responsibility for any error, omission or misstatement therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in respect of the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS.