

Cradick
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BRIGHTON

1 Queens Road BN1 3WA



Prominent Retail Unit - To Let
Opposite Boots and Trespas

LOCATION

Brighton is a charismatic and highly diverse coastal city, located 46 miles south of London and 19 miles west of Eastbourne, which boasts a catchment population of 744,000 and impressive socio-economic demographics, with 50% of the population classed within the ABC1 category.

The property is located in the heart of the city directly opposite a 70,000 sq ft **Boots** and adjacent to **Evans Cycles** on the western side of Queens Road, at its junction with Air Street. Queens Road benefits from high footfall and frequent bus services, whilst Brighton Train Station, **Churchill Square Shopping Centre** and a multi-storey car park are within a short walking distance.

Other nearby occupiers include **Trespass**, **Superdrug**, **Millets**, **Homesense**, **Mountain Warehouse**, **White Stuff** and **Jessops**.

ACCOMMODATION

The premises are arranged over ground floor only, comprising the following approximate measurement and net internal floor areas:

| | | |
|-----------------------|------------|-------------|
| Display Frontage: | 14.63 m | 48 ft 0 ins |
| Internal Width (max): | 12.95 | 42 ft 6 ins |
| Shop Depth: | 7.32 m | 24 ft 0 ins |
| Built Depth: | 9.14 m | 30 ft 0 ins |
| Ground Floor Sales: | 68.93 sq m | 742 sq ft |

TERMS

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, at a commencing rental of **£37,500 per annum**.

PROPOSED WORKS

The landlord is in the process of altering the ground floor to provide a lock-up shop, whilst converting the first and second floors into two self-contained 2 bed flats.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band G – to be reassessed upon completion of the landlord's current works.

RATING ASSESSMENT

To be reassessed.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information, plans or to arrange an inspection of the property please contact sole agents:-

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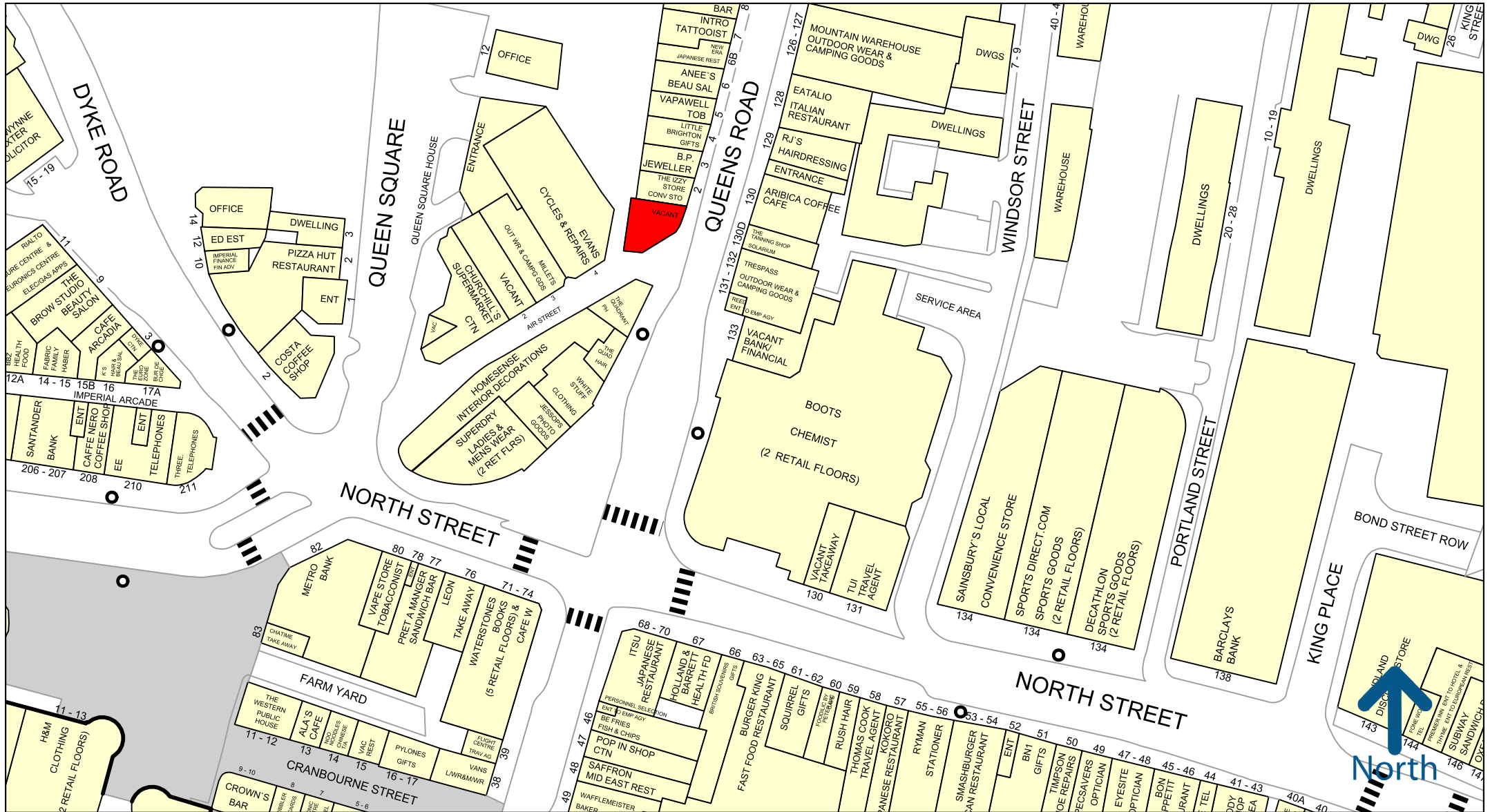
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Subject to Contract & Exclusive of VAT

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50 metres

Experian Goad Plan Created: 24/04/2019
Created By: Cradick Retail



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