



66 Queens Road, Brighton BN1 3XD



TO LET

RETAIL

Fully fitted A3/A5 Takeaway
close to Brighton Station
Sales area 28.14 Sq m 303 Sq ft

KEY FEATURES

- Rarely available takeaway opportunity
- Self contained access
- Within a minutes walk to Brighton Station
- Storage / office space on lower ground
- Situated in a busy pedestrian & vehicular thoroughfare
- Excellent local amenities
- Passing Rent £18,000 per annum
- Premium offers are invited in the region of £60,000



Location

The property is situated on the western side of Queens Road and a minutes walk away from Brighton mainline railway station.

The property is well served by a diverse array of local amenities including shops, restaurants and public car parks with Churchill Square shopping centre, North Street, Western Road and the seafront are within easy walking distance. Numerous bus services can be found close by.

Accommodation

The property comprises a three storey terraced building.

The available accommodation is arranged over the ground floor with self contained access and storage on the lower ground.

We have measured the existing accommodation to have the following approximate net internal floor areas:

Ground floor sales	28.14 Sq m	303 Sq ft
Lower ground stores	28.81 Sq m	310 Sq ft

Planning

We understand that the premises benefit from A3/A5 use within the Use Classes Order 1987 (as amended).

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues

Terms

The property is available by way of a full repairing and insuring lease assignment (expires 30/02/2032) at a rent of £18,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Premium offers are invited in the region of £60,000.

NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007. Details can be found at www.leasebusinesspremise.co.uk.

EPC

TBC

Business Rates

Rateable value (2017 list):	£9,500.00
UBR for year ending 31.03.19:	49.3p in the £
Rates payable 2018/2019:	£4,683.50

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings

Strictly by appointment through the sole agents Flude Commercial.

Please contact: **Will Thomas**

Telephone: **01273 727070**

Email: **w.thomas@flude.com**



Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

