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TO LET

CENTRAL BRIGHTON RETAIL / CLASS E PREMISES

1,052 SQ FT (97.8 SQ M)

133 Queens Road, Brighton, East Sussex, BN1 3WB

DESCRIPTION

Ground floor retail unit with ancillary storage and staff facilities, benefiting from suspended ceilings, recessed lighting and a fully glazed shop front. Queens Road receives a high level of footfall and is the main road between Brighton Station, Churchill Square Shopping Centre and the seafront.

LOCATION

The unit occupies a prime trading position just off North Street, adjoining the entrance into Boots and adjacent to Trespass, with other nearby occupiers including Waterstones, Mountain Warehouse, Superdry, Holland & Barret and ITZU.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Retail	1,052	97.8

AMENITIES / OPPORTUNITY

- Prime Town Centre location
- Fully Glazed Shop Front
- Staff facilities & ancillary stores
- High level of footfall
- Suspended ceilings & recessed lighting front

RENT

£35,000 Per annum exclusive of VAT and any other outgoings.

RATES

The April 2026 Rateable Value of the property is £33,500.

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

D-96



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