



A2 RETAIL OFFICE TO LET

795 SQ FT (73.86 SQ M)



**122 QUEENS ROAD, BRIGHTON,
EAST SUSSEX. BN1 3WB**

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LOCATION

Queens Road forms the principal link between Brighton's main line railway station (London Victoria 45 minutes) and Brighton's famous seafront, with the Churchill Square shopping centre and prime retail areas located within approximately 400 metres of the property, which occupies a well established professional location, nearby to a number of residential sales and letting offices.

DESCRIPTION

An attractive ground retails office which has the benefit of use class A2 planning consent, allowing the property to be used as high street professional offices or retails use. The premises are carpeted with attractive cat 2 lighting and a modern shop front, with amenities including male and female WC's and kitchen area. The main ground floor office has an open plan arrangement with good natural lighting. A separate car parking arrangement for one vehicle is available under a separate licence.

ACCOMMODATION

Ground floor	
A2 office	643 sq ft (60 sq m)
Office	82 sq ft (8 sq m)
Kitchen	<u>70 sq ft (7 sq m)</u>
Total areas	795 sq ft (74 sq m)

TENURE

Lease terms:

The premises are available to let upon a new effective full repairing and insuring lease for a term to be agreed. Alternatively the premises can be made available on a short term basis by way of a sub-lease for a term not exceeding December 2010.

TERMS

£30,000 per annum exclusive of rates.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs in this transaction.

RATES

We have been verbally advised that the rateable value for the period 2008/9 is £21,000; payable for this period is £9,702.

VIEWING

Strictly by appointment through joint agents BAKER COMMERCIAL and OAKLEY COMMERCIAL.