

FREEHOLD PREMISES



63 QUEENS ROAD BRIGHTON BN1 3XD

- PROMINENT LOCATION CLOSE TO BRIGHTON STATION
- SUITABLE FOR A VARIETY OF USES (STNC)
- RESIDENTIAL DEVELOPMENT OPPORTUNITY
- VACANT POSSESSION SEPTEMBER 2024

LOCATION

Brighton is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

63 Queens Road in a prominent position on the western side of Queens Road close to the junction with Church Street. Queens Road links the City Centre with Brighton rail station (0.2 miles, 5 mins walk) providing regular services to London Victoria and London Bridge.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN3 1AE.

DESCRIPTION

The property comprises of a self contained ground floor commercial unit trading as a taxi office. The premises is suitable for a variety of uses (STNC). There is a basement used mainly for storage.

The first and second floors are arranged as offices and a kitchen comprising a total of four rooms.

PRICE

Offers in region of £400,000

ENERGY PERFORMANCE CERTIFICATE

EPC rating is E 115 valid until 20th July 2033

TENURE

Freehold sale

TENANCY

Held on a full repairing and insuring lease from 20th September 2014. Passing rent is £20,000 per annum exclusive. The tenant has determined the break option to vacate 19th September 2024.

BUSINESS RATES

The Rateable Value from April 2024/2025 provided by the Valuation Office Agency www.voa.gov.uk is £13,500.

The Small Business Rate for the current financial year (2023/2024) is 49.9p in the £ making the Rates Payable circa £6,736.

VAT

We are advised that the property is not elected for VAT.

ACCOMODATION	SQ FT	SQ M
Second Floor	327	29.6
First Floor	326	26.6
Ground Floor	319	30.3
Basement	287	30.3
Total	1,259	117



LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

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

VIEWINGS AND FURTHER INFORMATION



Jenny Hopkins
07562945110
jenny@carrpriddie.co.uk



Simon Thetford
07851 246805
simon@carrpriddie.co.uk

01273 208010
carrpriddie.co.uk



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