



Basement

1 Queen Square, Brighton, BN1 3FD

**TO LET - LGF Retail / Office /
Store**
Rental £28,700 Per Annum

2,853 sq ft
(265.05 sq m)

- STPC - Suitable for Gym Use
- Storage Space
- City Centre

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Summary

Available Size	2,853 sq ft
Rent	£2,391.66 per month
Business Rates	TBA
Service Charge	A service charge will be in place based on a fair proportion of expenditure to the building
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (34)

Description

This city centre LGF space would suit various uses (STPC) it has ground floor entrance hall from Queen Square, with a mostly open plan space. Ideal for gym / personal training studio.

Location

Situated in the city centre forming part of an iconic building near the clocktower and Churchill Square shopping centre, with bus and rail links, a taxi rank and multi-story car park within walking distance. The property is a short walk from Brighton seafront and the Lanes with its abundance of shops and restaurants. Nearby operators include Costa, Marks & Spencer, Metro Bank, O2, Burger King & Boots.

Accommodation

The accommodation comprises the following areas:

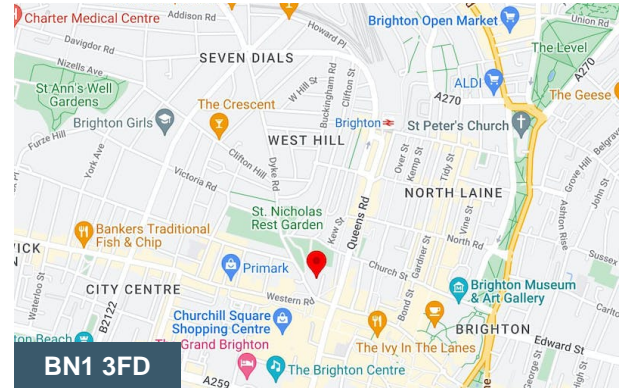
Name	sq ft	sq m
Basement - Lower GF	2,853	265.05
Total	2,853	265.05

Viewings

Viewings can be arranged via the Landlords Agent - Newlands Property

Terms

Available on a new FRI lease with terms to be agreed and asking rental of £28,700 per annum exclusive.



Viewing & Further Information



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