



59 Queens Road

Brighton, BN1 3XD

**TO LET - Pub/ Bar Premises
Rental £45,000 PAX
Premium £35,000 for
Fixtures / Fittings**

**1,861 sq ft
(172.89 sq m)**

- Available on new FRI lease
- City Centre Location
- High Level Footfall

59 Queens Road, Brighton, BN1 3XD

Summary

Available Size	1,861 sq ft
Rent	£3,750 per month
Rates Payable	£8,682.60 per annum
Rateable Value	£17,400
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (88)

Description

Arranged with ground floor bar / seating area along with external front terrace and seating area. There is a lower ground floor fitted kitchen and cellar along with ladies and gents W.C's. The property would suit various uses (STPC) Full premises licence details available on B&HCC website.

Location

Located just down from Brighton central station the property benefits from a high level of footfall 7x days a week all day with it being on the main road down to Churchill Square shopping centre and the seafront promenade.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	936	86.96
Lower Ground	925	85.94
Total	1,861	172.90

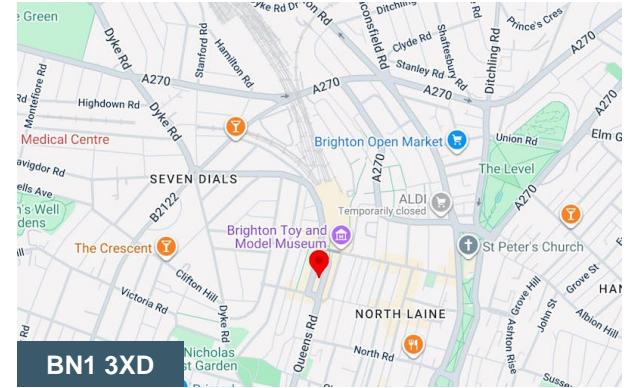
Viewings

Viewings can be arranged via Sole Agents Newlands Property Tel: 01273-779777.

Disclaimer In accordance with the estate agency act 1979 we advise that the Landlord of this property has a connection with Newlands Property, for more information please contact our agency.

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental of £45,000PAX with a premium required of £35,000 for the fixtures and fittings.



Viewing & Further Information



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