

# Queens Road

## Brighton



# Queens Road Brighton

£1,250,000



null

BEDROOM

null

RECEPTION

null

BATHROOM

## About the property

FOR SALE BY AUCTION on 22nd November 2023

Auction Guide OFFERS ARE NOW BEING INVITED IRO £1.25m

A freehold commercial investment comprising of 3 buildings over 5 floors let under the terms of an FRI lease from 25th December 2017 to 24th March 2028 to Parsons Son & Basley (Sussex) Ltd at an annual rent of £100,000 and being just over 10,000 sq ft in size.

Subject to all necessary consents, it is considered that future development of the upper parts into self contained flats of this landmark building is able to be considered together with the possibility of the removal of part of the rear of the building to provide for further development.

Situated within the core of Brighton's Commercial Environment close to Brighton Mainline Railway Station with its direct commuter links to London. Within the immediate locality is there is just about every single facility anyone would desire including highly acclaimed restaurants, bar, boutiques, coffee shops, the indoor shopping mall at Churchill Square, The Historical Lanes, theatres, concert venues at The Brighton Centre and the seafront with its bathing beaches.

Opportunities to be able to purchase buildings such as these rarely come to the market with early consideration therefore highly recommended.







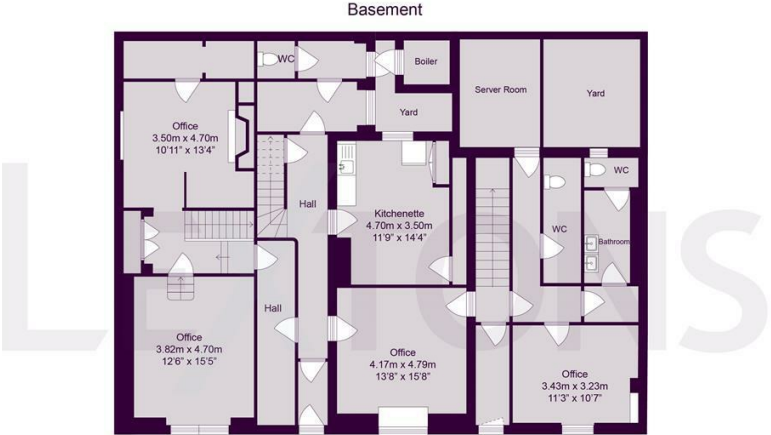








SCAN HERE TO VIEW ALL AUCTION PROPERTIES



Approximate gross Internal floor Area 175.86 sq m/ 1893 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	