

**HIGHLY PROMINENT BEAUTY SALON  
OPPOSITE BOOTS  
MAIN QUEENS ROAD LOCATION  
TO LET**



**6 QUEENS ROAD  
BRIGHTON  
BN1 3WA**

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**LOCATION** Situated in a most central position in the heart of Brighton City Centre a few metres from Brighton's central pinnacle point of the Clock Tower. The property is situated on the West side of Queens Road a few meters from the junction with North Street and Western Road and Churchill Square shopping centre. Boots, Holland and Barrett, Prêt A Manger, Marks and Spencer and all the major high street stores and banks are in the immediate vicinity.

**ACCOMMODATION** The premises comprise ground floor beauty salon with rear store as follows:

**Salon** **543 sq ft (50 m2)**

- Laminate wood floor
- Spot Lighting
- 2 x Chairs and mirrors 1 x Pedi Chair
- Massage room and table
- Nail Bar

**Rear stores** **102 sq ft (41 m2)**

- Kitchenette
- WC + HWF

**TENURE** Leasehold

**LEASE** Assignment of existing 5 year lease from November 2015

**RENT** £25,000 per annum exclusive

**PREMIUM** OIRO £9,950

**UNIFORM  
BUSINESS RATES**

<b>Description:</b>	<b>Shop and Premises</b>
Rateable Value:	£19,500
Rates Payable:	£9,087

**VAT** VAT is not chargeable on the terms quoted

**LEGAL FEES** Incoming tenant to bear both parties legal costs

**VIEWING** Strictly via a prior appointment through sole agent:  
**Tom Graves Ltd**  
**Tel: 01273 233333**