



CHARLECOTE



FREEHOLD RETAIL & RESIDENTIAL INVESTMENT
FOR SALE
38 QUEENS ROAD BRIGHTON BN1 3XB

- Prominent location close to Brighton Station
- Offers in the region of £1.4m
- Total rental income £109,196 per annum
- Potential for increased income.

AGENCY | LEASE ADVISORY | INVESTMENT | ACQUISITION | VALUATION



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LOCATION

Brighton is located 56 miles (90 km) south of London and 25 miles west of Eastbourne. 22 miles (35 km) south of Crawley & Gatwick Airport, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

38 Queens Road is located close to Brighton Station (two minutes walk, 325m) this major north-south thoroughfare linking Brighton Station with the city centre (Clock Tower, 4 mins walk) and Brighton seafront.

Churchill Square Shopping Centre (480m) and the popular shopping districts of North Laine (450m) and The Lanes (650m) are nearby.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN1 3XB.

DESCRIPTION

38 Queens Road comprises a prominent five storey mid-terraced building with the ground floor commercial unit occupied by Your Move estate agents.

A separate entrance leads to the first floor (Flat 1) comprising a three bed flat with kitchen/living room, bathroom, separate ensuite shower and rear patio.

The second and third floors (Flat 2) comprise a four bed maisonette with large living room, kitchen, shower and separate bathroom.

The lower ground floor (Flat 3) comprises a spacious two bed flat with kitchen/dining room, large living room, ensuite shower, separate bathroom and rear patio.

NEARBY OCCUPIERS

- Tesco Express
- Sainsburys Local
- Greggs
- BBC Radio Sussex
- Sundial Chiropractic
- William Hill
- Parks Letting
- Regus





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To the rear of the ground floor (Flat 4) is a self-contained one bed flat (accessed off North Road) with patio.

Note: There are architect's plans (available on request) for a ground floor one bed flat and a third bedroom in Flat 3 (STP).

TENURE

Freehold subject to the following tenancies.

TENANCIES

38 Queens Road ground floor Class E unit let to Your Move on a lease dated 11th January 2017 commencing 16th August 2016 for a term of ten years expiring 28th September 2026 with an upward only rent review at the fifth year. The passing rent is £23,000 per annum exclusive.

The lease was assigned to National Home Move Limited on 2nd October 2025.

Note: The landlord has served a s25 notice for a new lease at £27,500 per annum.

Flat 1 is let on an AST from 1st February 2026 for a term of six months expiring 30th June 2026 at £1,960 pcm.

Flat 2 is let on an AST from 1st September 2025 for a term of six months expiring on 28th February 2026 at £2,668 pcm.

Flat 3 is let on an AST from 1st February 2026 for a term of six months expiring 30th June 2026 at £1,475 pcm.

Flat 4 is let on an AST from 1st May 2025 for a term of twelve months expiring on 31st April 2026 at £1,080 pcm.

ACCOMMODATION	sq ft	sq m
Your Move - GF Front	935	86.8
Flat 1 - 1st Floor	859	79.8
Flat 2 - 2nd /3rd Floors	972	90.3
Flat 3 - LGF	1,024	95.1
Flat 4 - GF Rear	400	37.1
Total	4,190	389



PRICE

Offers in the region of £1,400,000, 7.4% net yield.

LEGAL COSTS

Each side will be responsible for their own legal costs.

VAT

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



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TENANT INFORMATION

National Home Move Limited (company number 11805074) is an independently owned and operated Estate Agency network of over 60 Your Move & Reeds Rains branches located across England.

The company was incorporated on 4th February 2019 and accounts for year ended 31st December 2024 show a turnover of £24.3m with pre tax profits of £2.36m.

Your-Move.Co.UK Limited (company number 01864469) was incorporated on 19th November 1984 and accounts for year ended 31st December 2024 show a turnover of £10.2m with pre tax profits of £3.55m.

BUSINESS RATES

RV £20,000 UBR 43.2 p in the £ April 2026/27





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COUNCIL TAX

Flat 1 Band C	£2,182.92	Apr 2025/26
Flat 2 Band C	£2,182.92	Apr 2025/26
Flat 3 Band B	£1,910.06	Apr 2025/26
Flat 4 Band A	£1,637.19	Apr 2025/26

EPC

Your Move: Certificate No: 0396-2590- 8430-4900-8303, rated 75 C, valid until 7th February 2027.

Flat 1: Certificate No: 0380-2278-8590-2006-2811, rated 72 C, valid until 14th January 2036.

Flat 2: Certificate No:8800-8080-0822-6507-3963, rated 70 C, valid until 14th January 2036.

Flat 3: Certificate No: 2787-3041-0208-3674-3204, rated 71 C, valid until 1st September 2034.

Flat 4: Certificate No: 3134-7328-3400-0778-1222, rated 69 C, valid until 1st September 2034.

PLANNING

BH1998/00858/FP - Change of use of first, second and third floors from offices to a two bedroomed flat on first floor and a four bedroomed maisonette on second and third floors.

BH1998/01679/FP - Change of use of rear ground floor shop to flat (access from North Road) and change of use of lower ground floor from light industrial to flat

BH2003/00181/FP - Change of use from A1 (shop) to A2 (Financial and professional services).

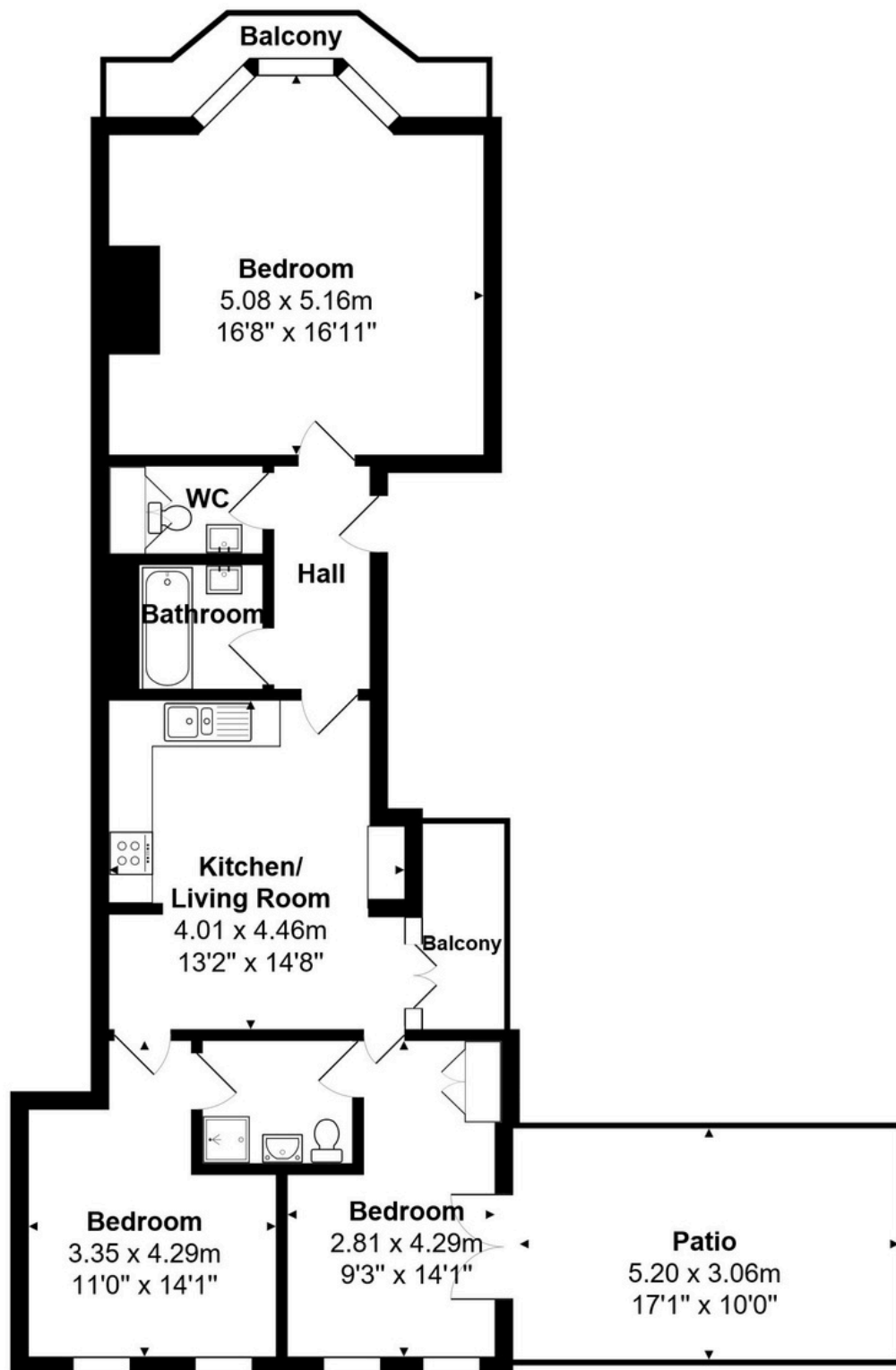
MONEY LAUNDERING REGULATIONS

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





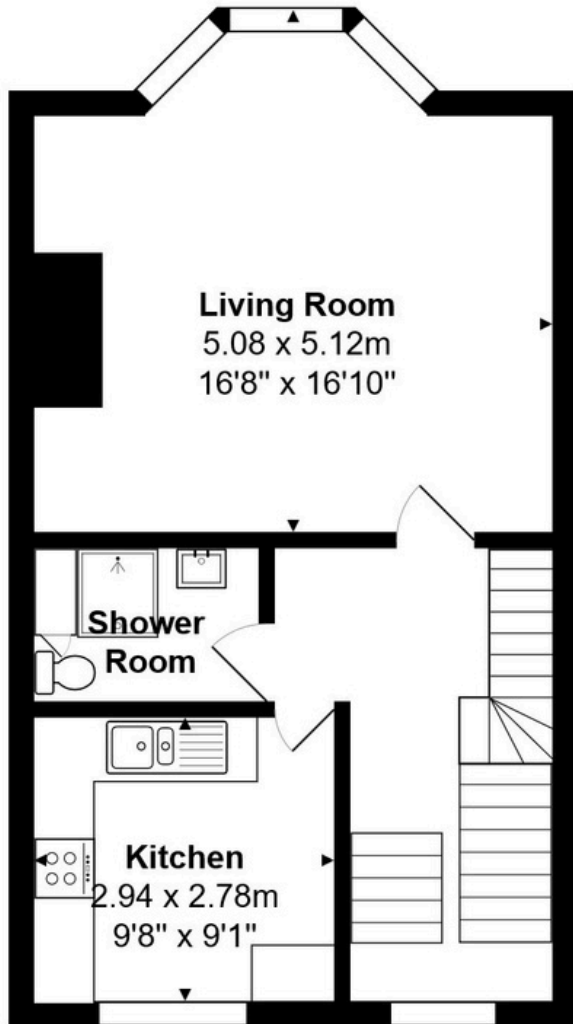
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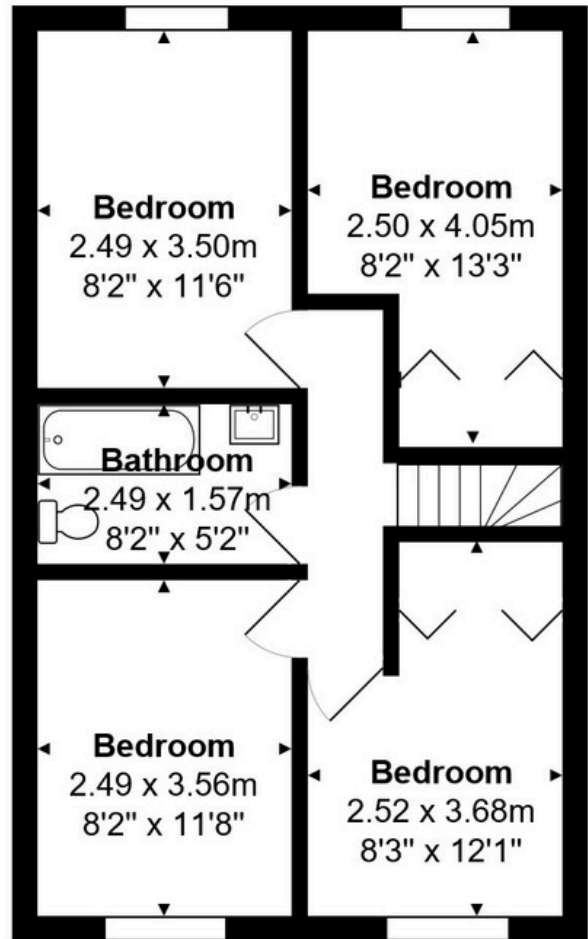
First Floor
Area: 79.8 m² ... 859 ft²



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Second Floor
Area: 45.7 m² ... 491 ft²

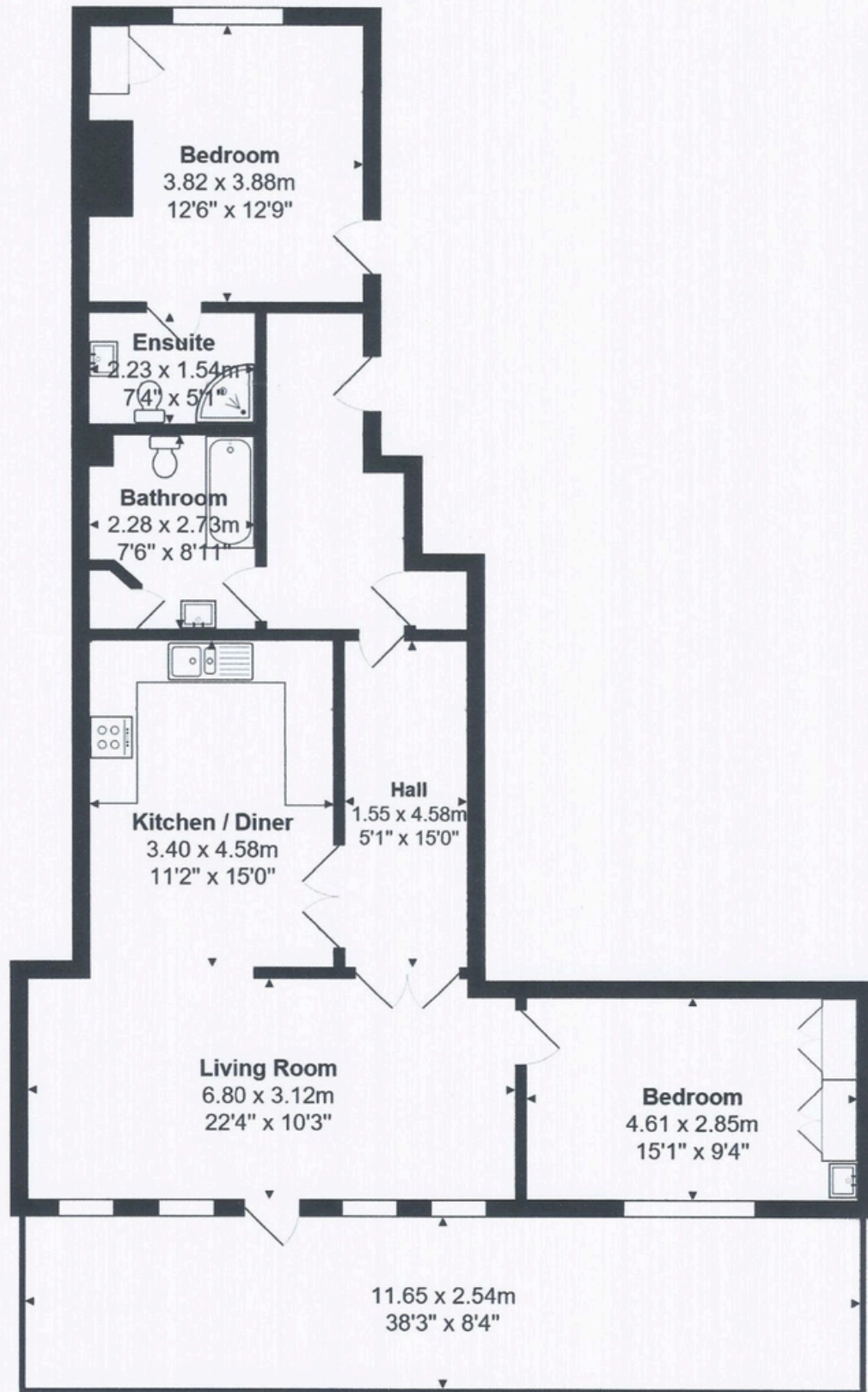


Third Floor
Area: 44.7 m² ... 481 ft²

Total Area: 90.3 m² ... 972 ft²



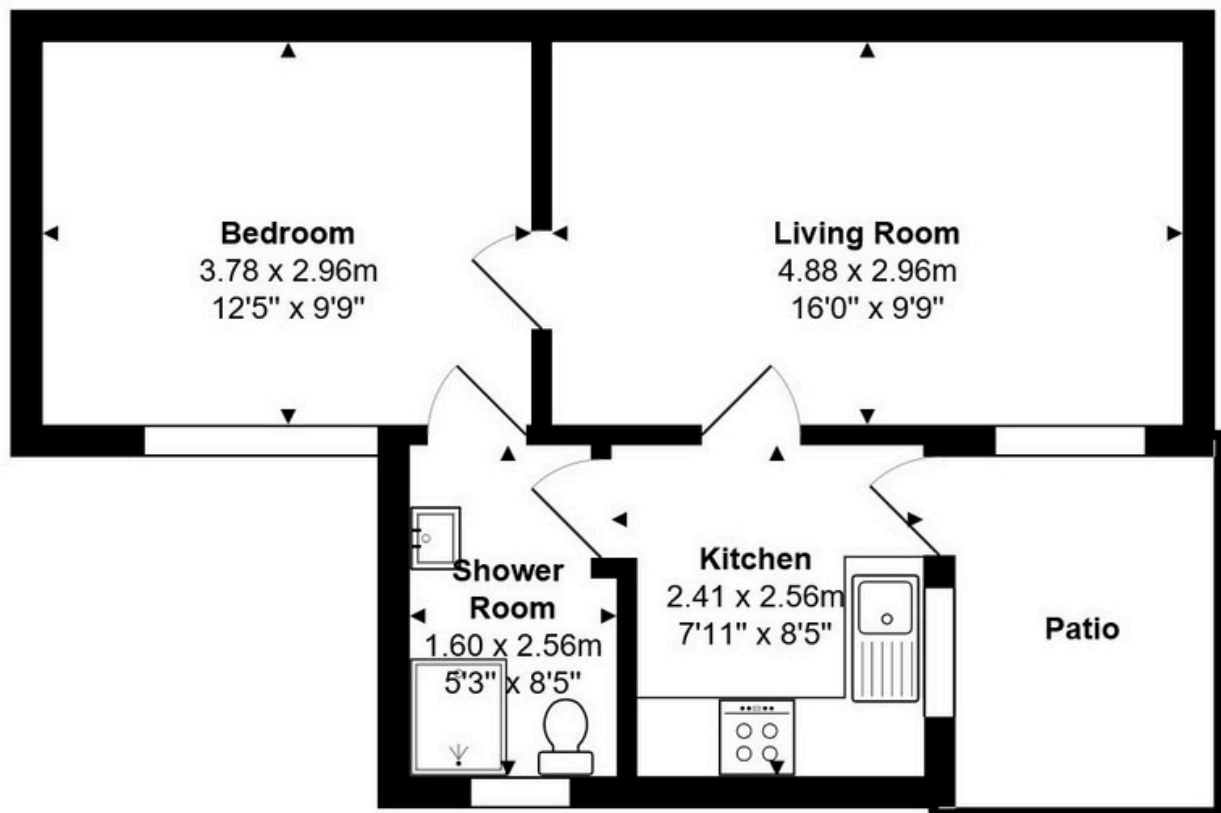
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Lower Ground Floor
Area: 95.2 m² ... 1024 ft²



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Ground Floor

Area: 37.1 m² ... 400 ft²



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CONTACT US

To book a viewing or receive further information, please get in touch.



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Whilst every care is taken in the preparation of these particulars, Charlecote Sussex and the vendor/lessor take no responsibility for any error, omission or misstatement therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in respect of the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS.