



## 12 Imperial Arcade

Brighton, BN1 3EA

**TO LET - Exciting New Units**  
**Rental £30,000 PAX**

**796.24 sq ft**  
(73.97 sq m)

- Newly refurbished Unit
- New Lease

# 12 Imperial Arcade, Brighton, BN1 3EA

## Summary

<b>Available Size</b>	796.24 sq ft
<b>Rent</b>	£2,500 per month
<b>Business Rates</b>	To be reviewed by VOA
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

The property comprises of a newly refurbished double fronted open plan retail / restaurant space, with W.C the unit has excellent ceiling height and window display area providing lots of natural light into the unit. The property would suit various uses (STPC).

## Location

The property is located within the Imperial Arcade in central Brighton just off of Dyke Road & Western Road, the Arcade is undergoing a full renovation throughout, to offer a new food hall style venue, with Churchill Square shopping centre just across the road.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	796.24	73.97
<b>Total</b>	<b>796.24</b>	<b>73.97</b>

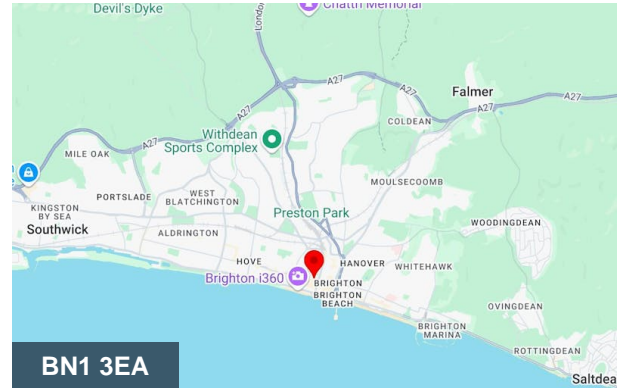
## Viewings

Viewings can be arranged via the Landlords Sole Agents- Newlands Property

## Terms

The property is available on a new FRI lease with terms to be agreed, asking rental of £30,000 PAX.

\*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.



## Viewing & Further Information



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