



12a Imperial Arcade

Brighton, BN1 3EA

**TO LET- Class E unit suitable
for Hot Food
Rental £27,600 PAX**

570.28 sq ft
(52.98 sq m)

- New to market
- New Lease
- Permission for Extraction

12a Imperial Arcade, Brighton, BN1 3EA

Summary

Available Size	570.28 sq ft
Rent	£2,300 per month
Business Rates	To be reviewed by VOA
Service Charge	N/A
VAT	Applicable. VAT is applicable
Legal Fees	Each party to bear their own costs. Holding fee will be required to secure
Estate Charge	N/A
EPC Rating	B (34)

Description

The property comprises of a 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). Permission is in place for extraction system to be fitted for hot food use.

Location

The property is located within the refurbished 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	570.28	52.98
Total	570.28	52.98

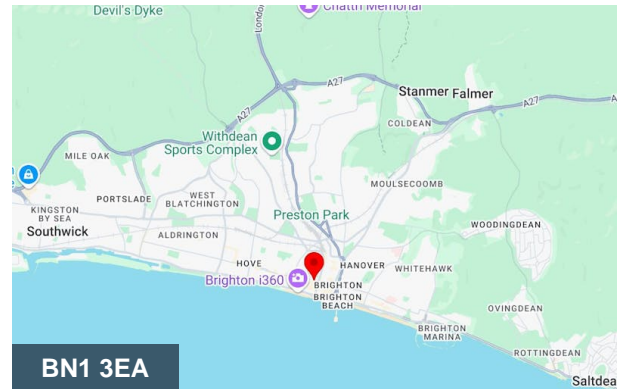
Viewings

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 £27,600 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



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com

Energy performance certificate (EPC)

12a Imperial Arcade BRIGHTON BN1 3EA	Energy rating	Valid until: 20 May 2035
	B	Certificate number: 7500-9235-4002-0095-2502

Property type Retail/Financial and Professional Services

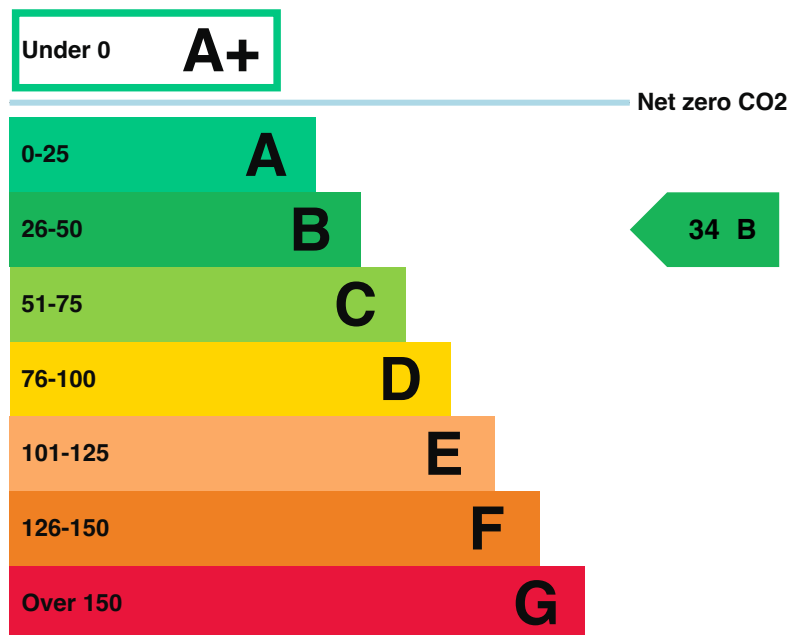
Total floor area 53 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

0 A

If typical of the existing stock

33 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	17.89
Primary energy use (kWh/m ² per year)	188

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7220-9254-0045-5009-0503\)](/energy-certificate/7220-9254-0045-5009-0503).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Joe Panther
Telephone	0800 170 1201
Email	joe.p@easyepc.org

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID210143
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

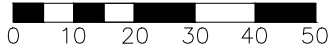
Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 May 2025
Date of certificate	21 May 2025

Printing Notes - This document is A4 Size
 To print this document accurately to the intended scale, ensure that print settings are set to 'Actual Size' Do not print 'Fit to page'. Drawn from Architects plans. Drawings not for construction.

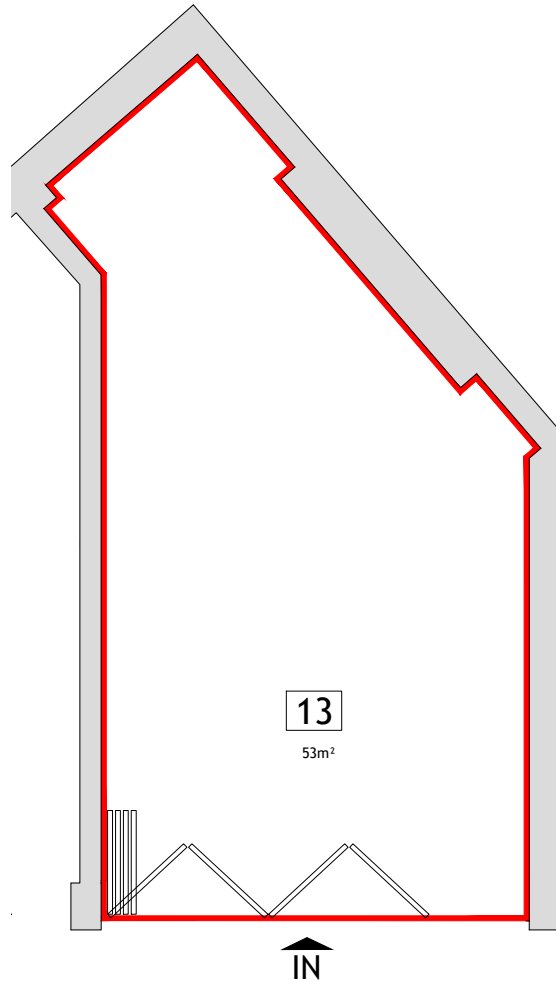
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Scale in Metres 1:1250



+OS Location Map



+00 Ground Floor Plan

Scale in Metres 1:100

