



## 11 Imperial Arcade

Brighton, BN1 3EA

**TO LET - Brand New  
Commercial Space  
Rental £35,000 PAX**

**807 sq ft**  
(74.97 sq m)

- Newly refurbished Unit
- New Lease

# 11 Imperial Arcade, Brighton, BN1 3EA

## Summary

Available Size	807 sq ft
Rent	£2,916.66 per month
Business Rates	To be reviewed by VOA
Service Charge	Service Charge is applicable to this property
VAT	Applicable. VAT is applicable
Legal Fees	Each party to bear their own costs. Each party to pay their own costs incurred.
Estate Charge	N/A
EPC Rating	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 has undergone a full renovation throughout, offering a new food hall style venue, with other occupiers including Bubble Tea Co, Coffee Shop, Noodle Bar & Pizza Restaurant, with Churchill Square shopping centre just across the road & Starbucks located at the West end entrance.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	807	74.97
<b>Total</b>	<b>807</b>	<b>74.97</b>

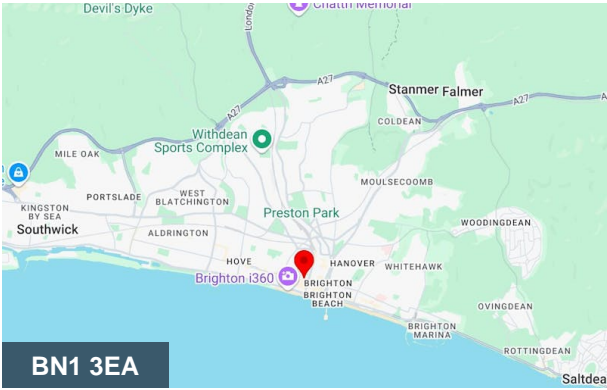
## Viewings

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 £35,000 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



**Richard Lowrey**  
01273-779777 | 07725-723021  
richard@newlandsproperty.com