



The Beauty Rooms

106-121 Kings Road, Brighton, BN1 2FU

**Rare Spa / Beauty Room
Opportunity
Rental from £40,000pax**

4,534 sq ft
(421.22 sq m)

- New lease/ licence
- Available now
- Rare Opportunity

The Beauty Rooms, 106-121 Kings Road, Brighton, BN1 2FU

Summary

| | |
|-----------------------|--|
| Available Size | 4,534 sq ft |
| Rent | £3,333.33 per month |
| Business Rates | N/A |
| Service Charge | N/A |
| Car Parking | Discounted parking available |
| VAT | Applicable. We are advised that VAT is applicable |
| Legal Fees | Ingoing tenant is liable for both parties legal costs |
| Estate Charge | N/A |
| EPC Rating | EPC exempt - Currently being constructed or undergoing major refurbishment |

Description

An exciting opportunity to take over the former Beauty Rooms / Spa located within the lower ground floor of Hilton Brighton Metropole. The space offers a great floor plate with a lot of potential to re-configure into an open plan space or utilise the existing beauty rooms arrange as shown on the floor plan.

The space includes fitted sauna, changing rooms and showers, along with the additional benefit of promotion of the business offering to Hotel occupants and guests.

Location

Prime location at the basement of DoubleTree by Hilton Brighton Metropole, located on Kings Road within Brighton city centre.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|--------------|--------------|---------------|
| Lower Ground | 4,534 | 421.22 |
| Total | 4,534 | 421.22 |

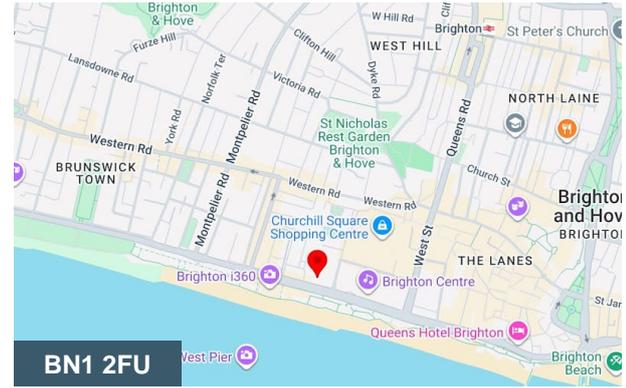
Viewings

Viewings can be arranged via agent - Newlands Property

Terms

The space is available on a new lease/ licence for a term to be agreed, with a base rent of £40,000pax +VAT attached to % of revenue share whichever is higher. Rent will include all utility & service charges.

Further details on request.



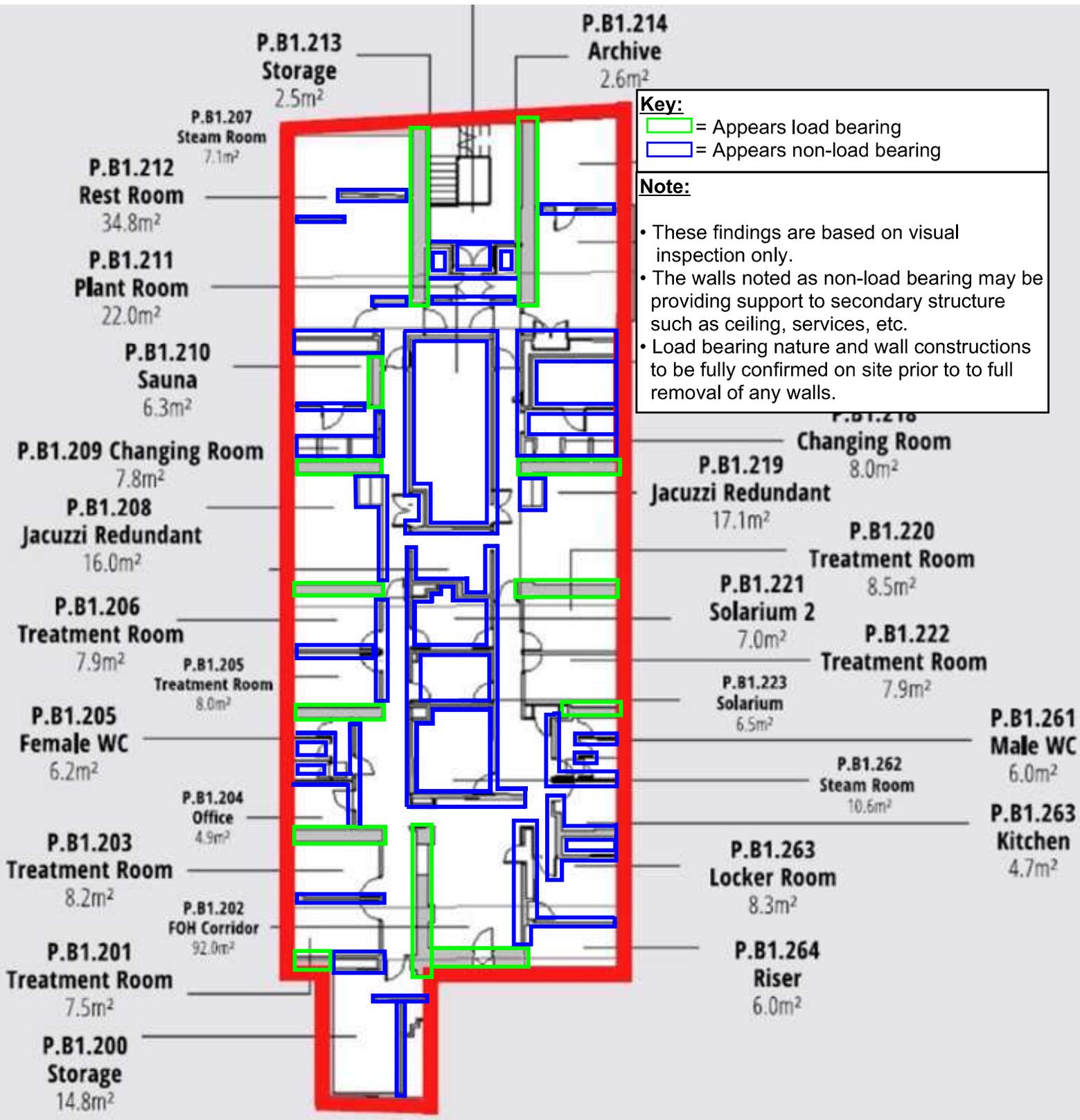
Viewing & Further Information



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Key:
 = Appears load bearing
 = Appears non-load bearing

Note:

- These findings are based on visual inspection only.
- The walls noted as non-load bearing may be providing support to secondary structure such as ceiling, services, etc.
- Load bearing nature and wall constructions to be fully confirmed on site prior to full removal of any walls.