



## The Beauty Rooms

106-121 Kings Road, Brighton, BN1 2FU

**Rare Spa / Beauty Room  
Opportunity  
Rental from £30,000pa**

**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	£2,500 per month
Business Rates	N/A
Service Charge	N/A
Car Parking	Discounted parking available
VAT	To be confirmed
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
<b>Total</b>	<b>4,534</b>	<b>421.22</b>

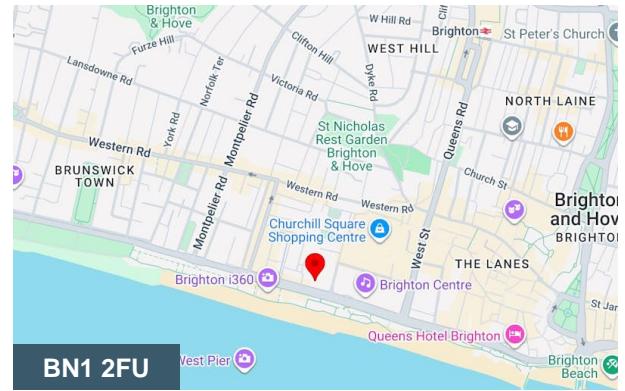
## Viewings

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 £30,000pa 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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