



17 Imperial Arcade

Brighton, BN1 3EA

TO LET - Corner Retail Unit
Rental £30,000 PAX

604 sq ft
(56.11 sq m)

- Excellent Window Frontage
- New Lease
- Undergoing Full Refurbishment

17 Imperial Arcade, Brighton, BN1 3EA

Summary

Available Size	604 sq ft
Rent	£2,500 per month
Business Rates	N/A
Service Charge	N/A
VAT	Applicable. VAT is applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

Newly refitted ground & first floor commercial unit occupying a highly prominent corner position at the entrance to Imperial Arcade & Dyke Road, Brighton. The unit has been newly refitted with open plan ground floor Class E space with first floor storage and W.C

Suitable for various uses within the Class E Range.

Location

The unit is located at the Eastern entrance to Imperial Arcade which is just off of Dyke Road, across from Churchill Square shopping centre. There is also a bus stop nearby with the unit having a high level of footfall throughout the day and night.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	334	31.03
1st	270	25.08
Total	604	56.11

Viewings

Viewings can be arranged via the Landlord's Sole Agent - Newlands Property

Terms

Available on a new FRI lease with terms to be agreed, asking rental £30,000pax.

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.



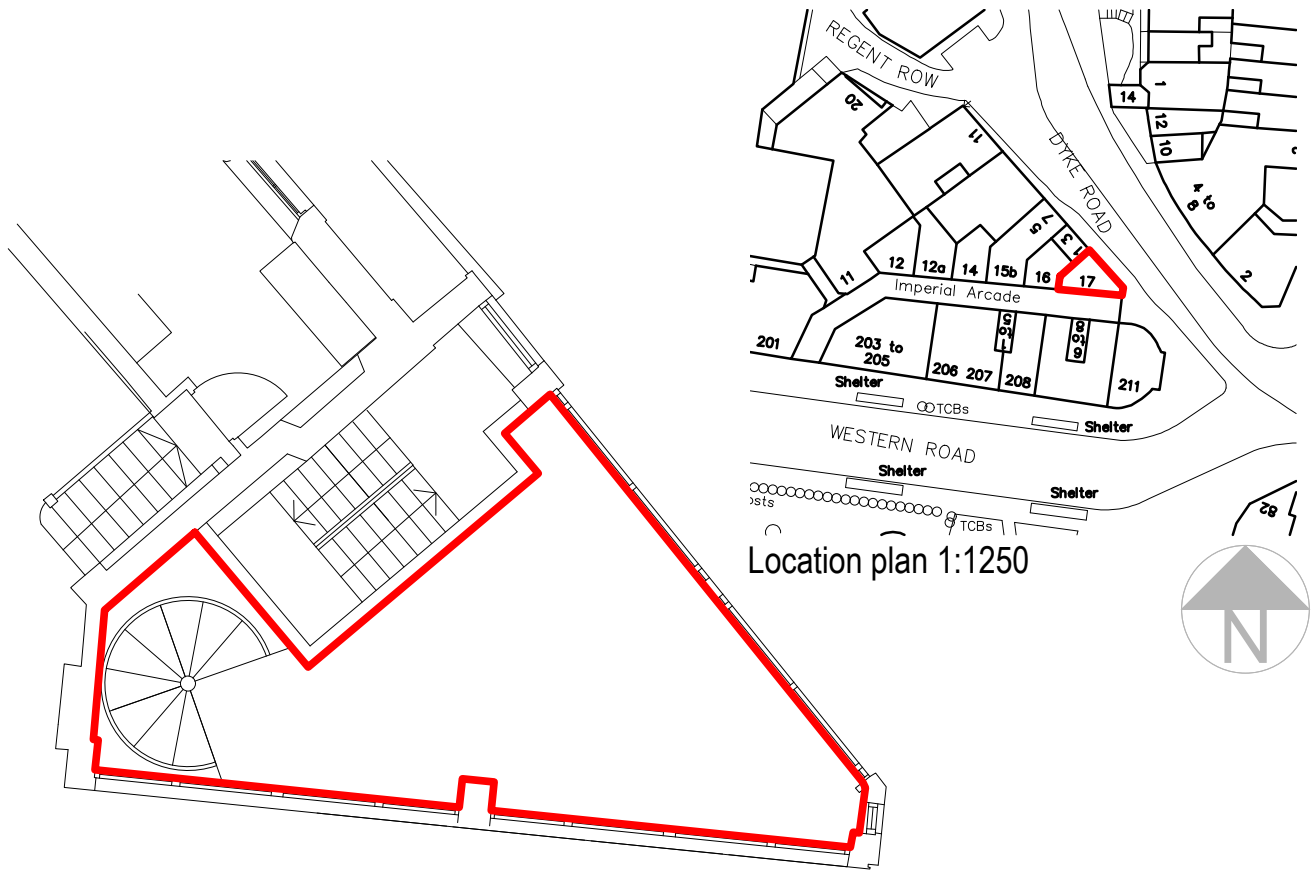
Viewing & Further Information



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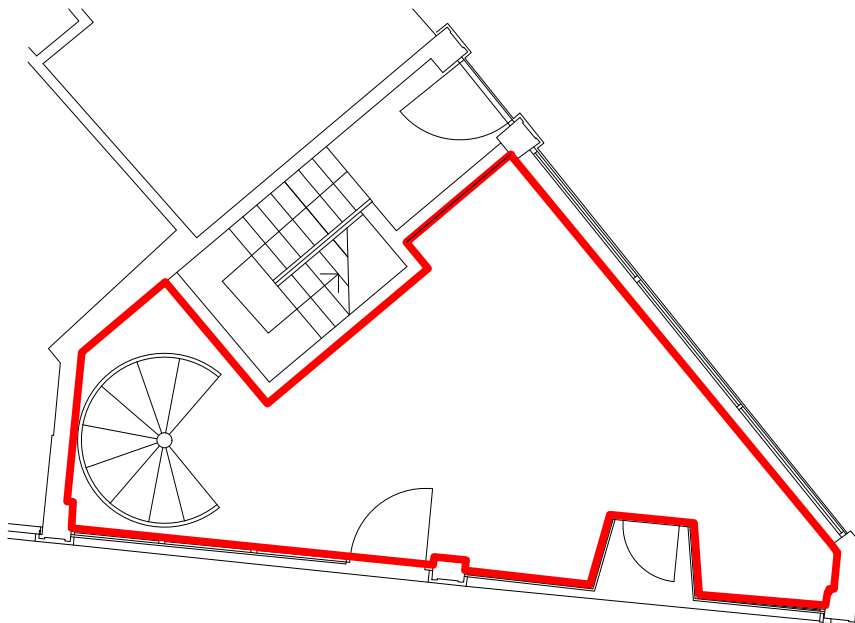
1:1250

0 10 20 30 40 50 60 70 80 90 100



Location plan 1:1250

First Floor Plan 1:100



Ground Floor Plan 1:100

1:100

0 1 2 3 4 5 6 7 8 9 10m

amendments

bpm Architectural Services Ltd.

client	Moretons Investments Ltd		
project	17 Imperial Arcade Brighton East Sussex BN1 3EA		
project ref:	3275	Drawing No.	01
drawing title	Lease Plan		
drawn by	J Boys		
date	Aug 26	scale	1:100@ A3
www.bpmnet.co.uk info@bpmnet.co.uk			

Do not scale off drawing, check all dimensions on site before all work is commenced. All goods materials workmanship to conform with current building regs BSS and COP's