

LARGE RETAIL UNIT WITH PART A3 CONSENT TO LET

6 & 12 EAST STREET ARCADE, BRIGHTON, BN1 1HR

LOCATION:

The subject property is located in a very prominent spot in East Street Arcade, Brighton situated close to a variety of high class retailers including Hugo Boss, Reiss, Jack Wills, French Connection, Jo Malone, Patisserie Valerie & Molton Brown. On the periphery of The Lanes, the property is also only a short walk away from Brighton seafront.

DESCRIPTION:

Attractive property located within East Street Arcade.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas:

	IMPERIAL	METRIC
6 & 12 East Street Arcade	1069 sq ft	99.31 sq m
Basement	178 sq ft	16.53 sq m

LEASE:

Available by way of a new effective full repairing and insuring lease for a term to be agreed.

RENT:

£48,800 per annum exclusive of Rates, VAT and all other outgoings payable quarterly in advance.

PLANNING:

Under planning application BH2017/03359 31a/32 East Street & 12 East Street Arcade were granted planning consent for a change of Use to Class A3.



LEGAL COSTS:

Each side to pay their own legal costs.

RATES:

To be re-assessed.

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0240-0339-8739-9499-0002

The energy efficiency rating for this property is E107.

A full copy of the EPC can be viewed at:

www.ndepcregister.com

VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**.