Flude
PROPERTY CONSULTANTS

5 Regent Arcade
East Street, Brighton, BN1 1HR

TO LET

LOCK UP RETAIL UNIT

Retail Unit in City Centre Arcade
Total size 57.97 sq m (624 sq ft)

Key Features:

- Within 10 minute walk to Brighton Station
- Secure & enclosed arcade
- Located in the lane district
- City centre position
- Rent £25,000 per annum

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Location

The property is situated in Brighton's famous Lanes area of the city within the Regent Arcade. The seafront and Brighton station are within easy walking distance.

Accommodation

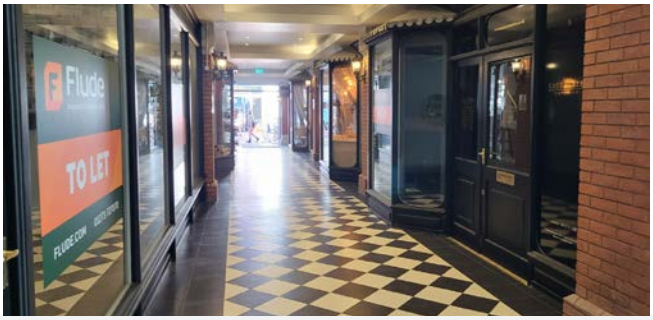
The property is well presented over the ground and lower ground floors which benefits from a prominent return frontage.

The property has the following approximate NIA:

Floor	Sq ft	Sq m
Ground	335	31.10
Hall/Kitchenette	44	4.10
Lower ground	245	22.77
Total	**624 Sq ft**	**57.97 Sq m**

EPC

B (49)



Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new lease for a term to be agreed at a commencing rent of £25,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £22,250.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

Rents and prices are quoted exclusive of, but may besubject to VAT.
Each party to bear their own legal costs incurred.

Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Aaron Lees
a.lees@flude.com
01273 727070

Will Thomas
w.thomas@flude.com
01273 727070

www.flude.com

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August 2022

5 Regent Arcade
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Brighton Central

25 metres

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