

FIRST FLOOR RESTAURANT TO LET **Unit 8, Brighton Marina, Brighton, BN2 5WA**

LOCATION & DESCRIPTION:

The property is located at Brighton Marina which is the UK's largest Marina accommodating over 1,600 yacht berths. Cineworld, a 23 lane Bowlplex, Rendez Vous Casino, David Lloyd Fitness Club and boutique Seattle Hotel are located in the vicinity. The diverse existing restaurant offer includes Frankie & Benny's, Prezzo, Zizzi, Pizza Express and Cafe Rouge. Brighton Marina benefits from 1,600 car parking spaces and additionally there are about 850 homes in the immediate vicinity.

DESCRIPTION:

The premises are arranged over first floor providing the following approximate dimensions and internal floor areas:

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
First Floor	4,984 sq ft	463.3 sq m

LEASE:

The property is available by way of a new FRI lease subject to 5 yearly upward only rent reviews.

RENT:

£50,000 per annum exclusive of rates, service charge, VAT and all other outgoings.

RATES:

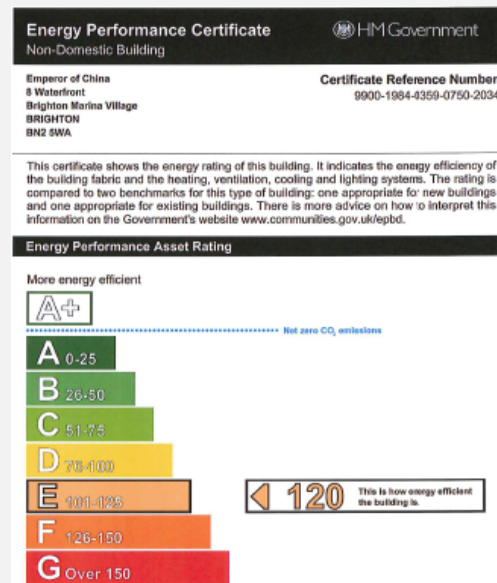
Rateable Value: To be re-assessed.

LEGAL COSTS:

Each party to be responsible for their own legal and all other professional costs incurred in the transaction.

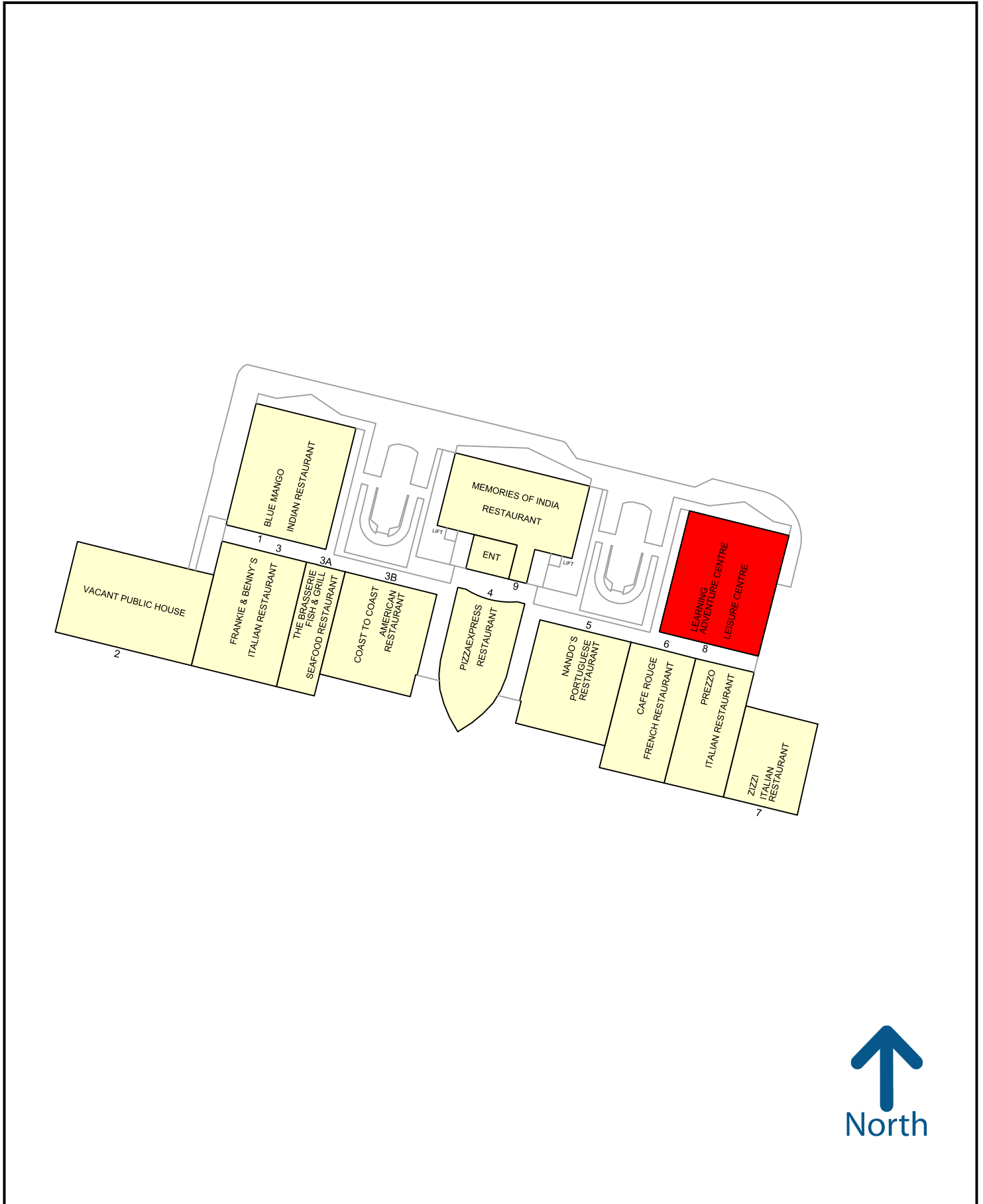


ENERGY PERFORMANCE CERTIFICATE:



VIEWING:

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



50 metres

Experian Goad Plan Created: 20/05/2016
Created By: Carr And Priddle

