

A1 RETAIL UNIT TO LET
AVAILABLE ON FLEXIBLE TERMS
Unit 30 Brighton Marina, Brighton BN2 5WA

LOCATION & DESCRIPTION:

Brighton Marina is a mixed use scheme located approximately 1 mile to the east of Brighton city centre and has a variety of leisure facilities which include David Lloyd Gym, an 8 screen Cineworld Multiplex cinema, a 23 lane Bowlplex bowling alley and Malmaison boutique hotel.

With an annual accommodated car count of approximately 3.5 million, and free parking in the 1,600 space multi-storey car park, there is also a variety of shops and restaurants in the Marina which include Pizza Express, Cafe Rouge, McDonalds, Nandos, GBK and Five Guys.

In addition, the Marina has a variety of dwellings and 1,600 boat berths, whilst a new development of residential units is underway which, once completed, will create an additional 853 dwellings.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Unit 30	1,707 sq ft	158.58 sq m

LEASE:

New Lease for a term of 5 years with provision for a mutual 3 year break. The Lease will be excluded from the Landlord & Tenant Act 1954.

RENT:

£20,000 pa exclusive of rates, service charge and all other outgoings.

RATES:

Rateable Value: £20,750 UBR 48.0p (April 2018/2019).



LEGAL COSTS:

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

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0800-2899-1030-1200-1103

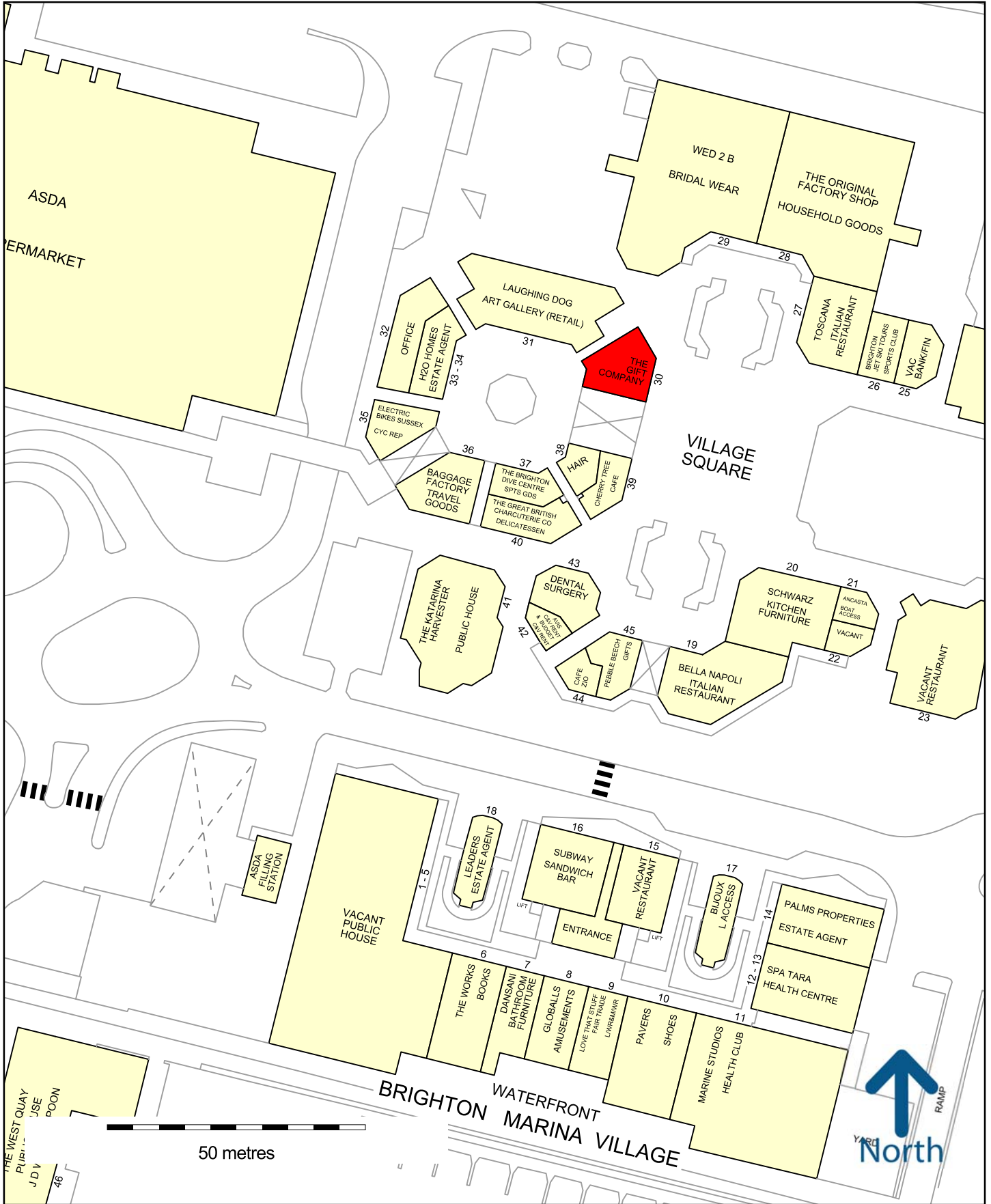
The energy efficiency rating for this property is C 56.

A full copy of the EPC can be viewed at:

www.ndepcregister.com

VIEWING:

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



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Ordnance Survey 100019885

Experian Goad Plan Created: 06/04/2018
Created By: Carr And Priddle

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