Eightfold property

To Let

37 The Waterfront

Brighton Marina Village, Brighton, BN2 5WA

HIGHLY VISIBLE SHOP UNIT TO LET AT BRIGHTON MARINA

552 sq ft
(51.28 sq m)

- Rent £11,000 PAX
- FREE PARKING
- MIXED USE SCHEME
- 24 HOUR SECURITY
- ON SITE MANAGMENT & MARKETING TEAM

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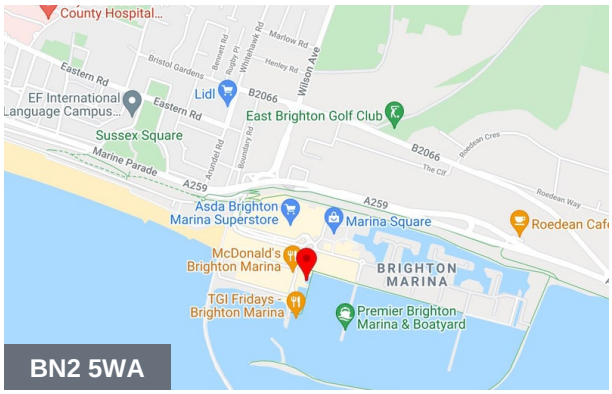
Summary

Available Size	552 sq ft
Rent	£11,000 per annum Exclusive of rates, VAT & all other outgoings
Rates Payable	£3,493 per annum This property may benefit for 100% small business rate. Interested parties should make their own enquiries.
Rateable Value	£7,000
Service Charge	A service charge is payable on this property, please ask for further details.
Car Parking	Free Parking on site
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days



Description

A ground floor retail unit, with a prominent window display & rear back up space.

Location

The property is situated in a desirable spot within the Octagon overlooking the water fountain & flower displays. Brighton Marina is a mixed use complex located approximately 1 mile to the east of Brighton City Centre with a variety of leisure facilities which include David Lloyd Gym, Casino, an 8 screen Cineworld Multiplex cinema, 23 lane Hollywood Bowl bowling alley and Mal Maison 71 bedroom boutique Hotel. A 1,600 space multi-storey car park helps accommodate an annual car count of approximately 3.5 million to the marina. In addition there is also a variety of shops and restaurants in the marina which include Asda, Pizza Express, Café Rouge, McDonalds, Nandos and Five Guys. The Marina also has a variety of dwellings and 1,600 boat berths.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
Ground	552	51.28
Total	**552**	**51.28**

Terms

Available on a new effective full repairing and insuring lease by way of service charge for a minimum term of 5 years.

VAT

Rent & service charge are subject to VAT

Legal costs

Each side to pay their own legal costs.

Viewings

Through Landlords agents Eightfold Property

Viewing & Further Information

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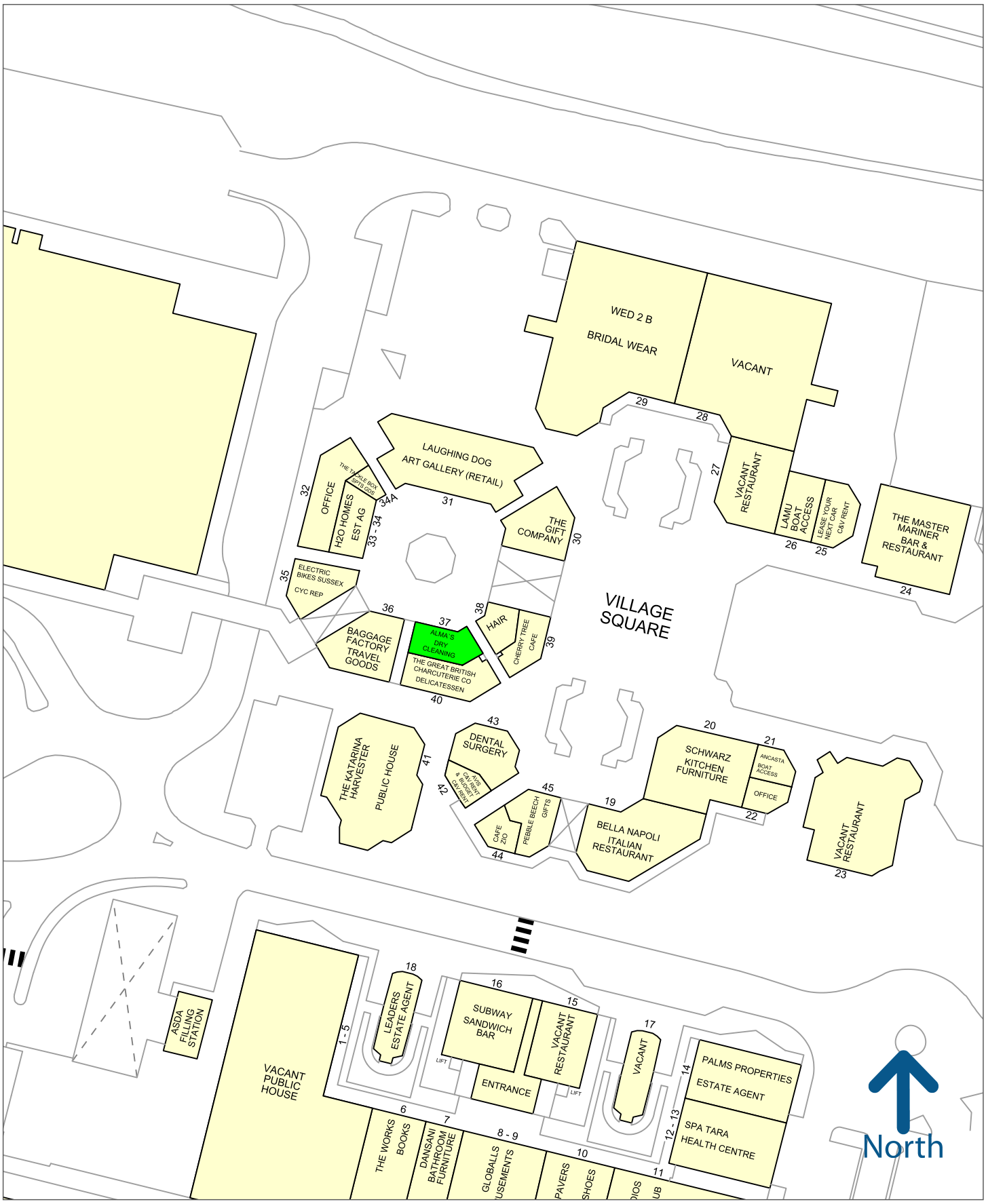
ALTERATIONS
DRESSMAKING

H2O HOMES
H2O HOMES
THE TACKLE BOX

ALTERATIONS
DRESSMAKING

Brighton - Brighton Marina



50 metres

Experian Goad Plan Created: 14/10/2021
Created By: Eightfold Property

Map data

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