

TRIPLE ASPECT SHOP UNIT TO LET

45 Brighton Marina Village, Brighton, BN2 5WA

Rent £17,500 pax



LOCATION:

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, 23 lane Bowlplex bowling alley and Malmaison 71 bedroom boutique Hotel.

With an annual accommodated car count of approximately 3.5 million, these are with 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, Café Rouge, McDonalds, Nandos and Five Guys.

DESCRIPTION:

An impressive triple aspect retail unit at Brighton Marina, located in a desirable position by the Octagon & opposite the Waterfront scheme.

DIMENSIONS:

The accommodation comprises:

	IMPERIAL	METRIC
Sales area	947 sq ft	87.98 sq m

RENT:

Rent £17,500 pax per annum exclusive of rates, VAT and all other outgoings.

LEASE:

Available by way of a new effective full repairing & insuring lease by way of service charge for a minimum term of 3 years at a rental of £17,500 per annum exclusive of rates, VAT, service charge & all other outgoings.

RATES:

Rateable Value: Rateable Value: £15,750 UBR 49.1p (April 2019/20).

EPC:

Certificate Reference Number: 0520-0230-7129-5005-3002

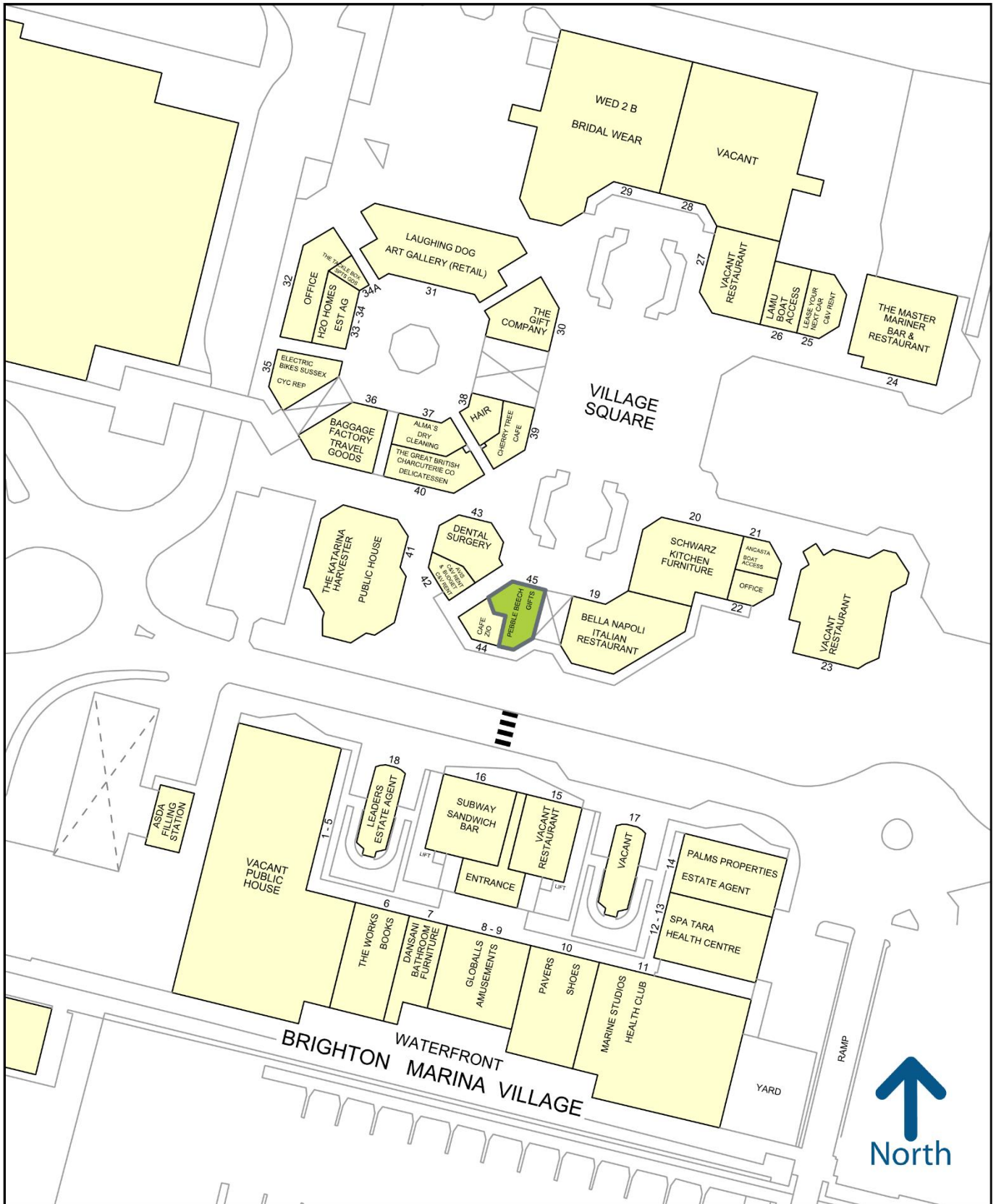
The energy efficiency rating for this property is C64 and a full copy of the report can be found at www.ndepcregister.com

LEGAL COSTS:

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

VIEWING:

By prior appointment through the landlord's agent, Eightfold Property. Call 01273 672 999, or email max@eightfold.agency



50 metres

Experian Goad Plan Created: 24/07/2020
Created By: Eightfold Property



All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property's staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Local plans are obtained via Experian Goad. Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885.