Eightfold property

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# A1/ A3 UNIT TO LET AT BRIGHTON MARINA

## Ground Floor, 1-4 Brighton Marina Village, Brighton, BN2 5WA

## Rent £75,000 pax

LOCATION:

Brighton Marina is a mixed use complex with a variety of attractions including an 8 screen Cineworld Multiplex cinema, David Lloyd Gym, Hollywood Bowl & Mal Maison 71 Bedroom Boutique Hotel, 1600 boat berths as well as over 1000 dwellings.

The Marina has an approximate annual car count of 3.5 million & has free parking for 1600 cars in in its free multi-storey car park. There is also a variety of shops & restaurants in addition the various leisure uses which include ASDA, Maidenhead Aquatics, McDonald's, Cafe Rouge, & Nandos.

DESCRIPTION:

The subject unit is located on the ground floor off the Waterfront development & comprises a large L shaped unit that was previously a buffet restaurant but could be suitable for a variety of uses (STNC). In order to provide the proposed space, the existing unit would be split to provide this.

DIMENSIONS:

The accommodation comprises:

| | IMPERIAL | METRIC |
|---|---|---|
| Total Area | 6,000 sq ft | 557.4 sq m |

RENT:

The rent for this property is Rent £75,000 per annum exclusive of rates, VAT and all other outgoings.

LEASE:

Available by way of a new full repairing and insuring lease with a minimum term of 3 years.

RATES:

Rateable Value: The unit is currently assessed with unit 5 & will be reassessed following any division works.

EPC:

**Certificate Reference Number: 0320-0038-5919-5292-9096**
The energy efficiency rating for this property is **D83** and a full copy of the report can be found at www.ndepcregister.com

LEGAL COSTS:

Each side to be responsible for their own legal costs.

VIEWING:

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

Eightfold Property
74 Lewes Road
Brighton
BN2 3HZ

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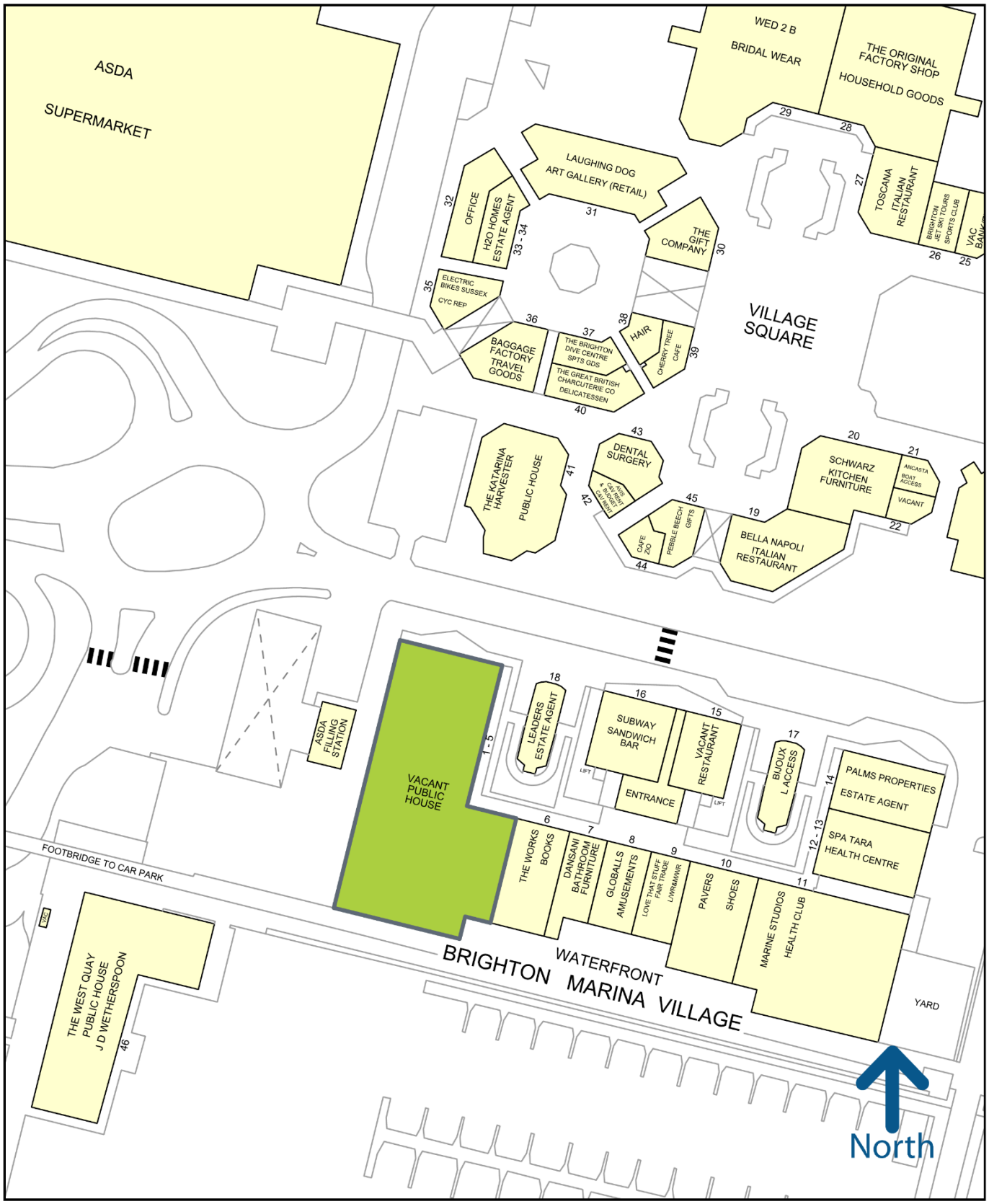
experian™




50 metres

Experian Goad Plan Created: 28/01/2020
Created By: Eightfold Property

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Map data

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.