

LARGE RETAIL UNIT TO LET

Unit 28, Brighton Marina, Brighton, BN2 5WA

LOCATION & DESCRIPTION:

Brighton Marina is 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 boutique hotel.

With an annual accommodated car count of approximately 3.5 million, these are with free parking in the 1600 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 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 complete will create an additional 853 dwellings.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Unit 28	8,213 sq ft	762.99 sq m

LEASE:

New effective full repairing and insuring lease for a term to be agreed.

RENT

£35,000 per annum exclusive of service charges, rates, VAT and all other outgoings.



RATES:

Rateable Value: £41,250 UBR 48.0p (April 2018/2019).
Small Business Multiplier

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0870-0638-8609-1000-0092

The energy efficiency rating for this property is C 56.

A full copy of the EPC can be viewed at:

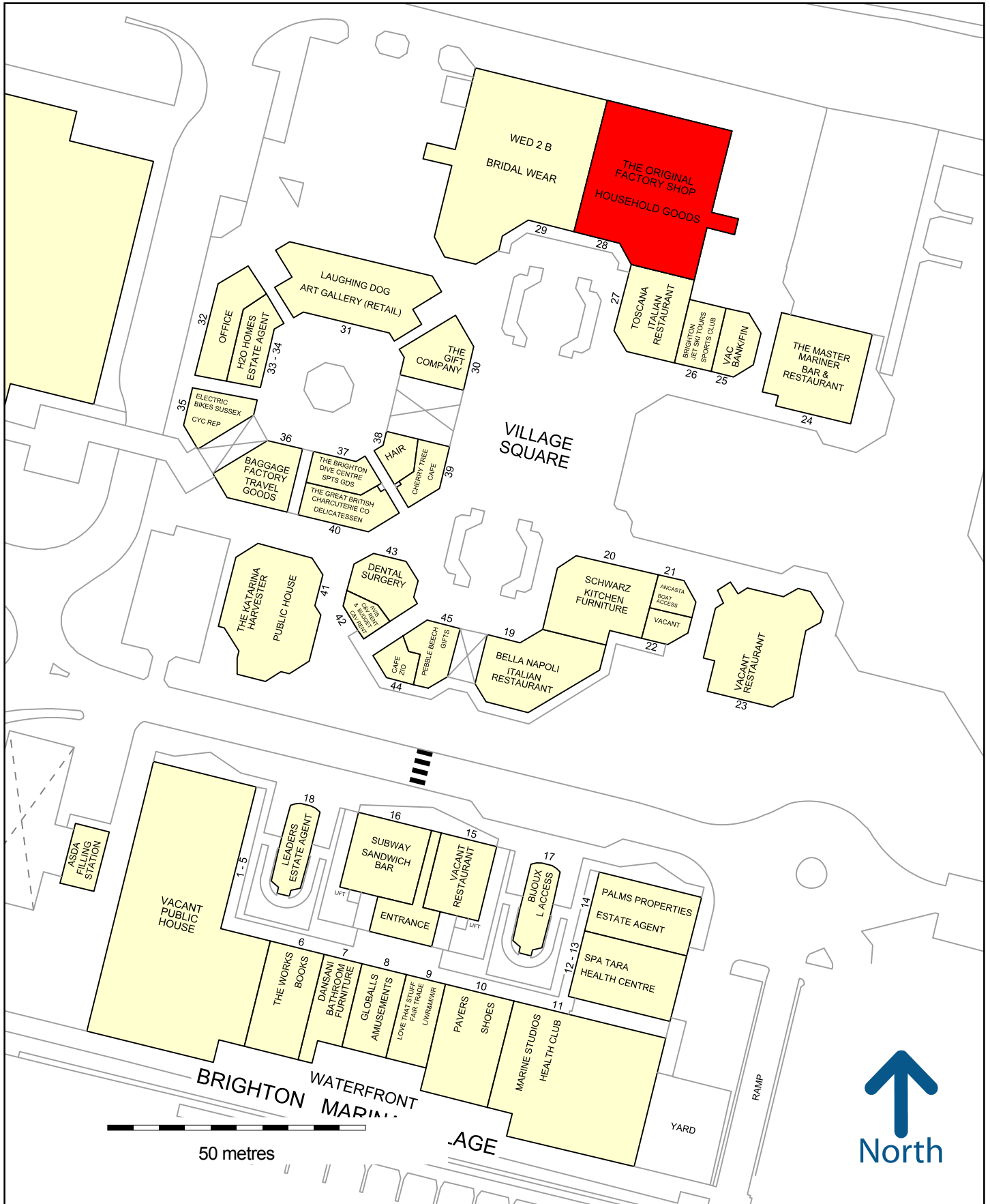
www.ndepcregister.com

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 agents Carr and Priddle on **01273 208010**.



Copyright and confidentiality Experian, 2015. © Crown copyright and database rights 2015.
Ordnance Survey 100019885

Experian Goad Plan Created: 21/09/2018
Created By: Carr And Priddle

Whilst every care is taken in the preparation of these particulars, Carr & Priddle and the vendor / lessor take no responsibility for any error, misstatement or omission therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS.