



Upper Level Unit 1

Brighton Marina Village, Brighton, BN2 5WA

**Large former restaurant
premises to let**

5,125 sq ft
(476.13 sq m)

- £51,250 PAX
- Impressive Views
- Desirable marina complex
- Double aspect

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Summary

Available Size	5,125 sq ft
Rent	£51,250 per annum per annum exclusive of rates, VAT & all other outgoings
Rates Payable	£23,203.50 per annum
Rateable Value	£46,500
EPC Rating	E (116)

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Upper Ground	5,125	476.13	Available
Total	5,125	476.13	

accommodation

The accommodation has the following approximate dimensions & areas:
5,125 sq ft(476.11 sq m)

Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 5 years.

Outgoings

Rateable Value £46,500
ubr APR 2019/2020 49.1p

VAT

VAT will be payable at the prevailing rate on rent & service charge.

Parking notes

Parking is available free of charge within the multi storey car park.



Viewing & Further Information



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