



RETAIL / A3 (RESTAURANTS AND CAFES) TO LET

## UPPER LEVEL UNIT 1

Brighton Marina Village, Brighton, BN2 5WA

Large former restaurant premises to let

5,125 SQ FT

Eightfold  
property

To Let

# Summary

<b>Available Size</b>	5,125 sq ft
<b>Rent</b>	£51,250.00 per annum per annum exclusive of rates, VAT & all other outgoing
<b>Rates Payable</b>	£23,203.50 per annum
<b>Rateable Value</b>	£46,500
<b>Service Charge</b>	A service charge will be payable for the unit for expenditure to the complex which include maintenance, car park, security, cleaning of common parts & management team
<b>Car Parking</b>	Upon Enquiry
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (116)

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Upper Ground	5,125	476.13	Available
<b>Total</b>	<b>5,125</b>	<b>476.13</b>	

## Description

An impressive modern purpose built commercial unit with good ceiling that previously traded as a restaurant. The front of the unit was used for dining whilst extensive kitchen facilities are located to the rear

## 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 Hollywood Bowl bowling alley and a Malmaison 71 bedroom boutique Hotel.

With an annual car count of approximately 3.5 million, the marina provides 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, Harvester, asda superstore 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 & 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

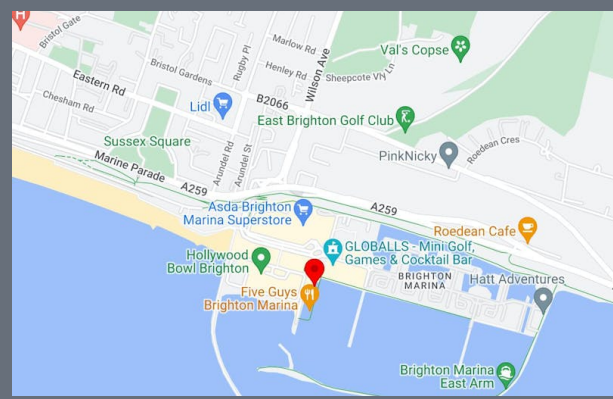
Rateable Value £46,500  
ubr APR 2019/2020 49.1p

## 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.



## Get in touch

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