



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

Tel: 01273 672 999

Website: www.eightfold.agency

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
Service Charge	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
Car Parking	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (I16)

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	

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

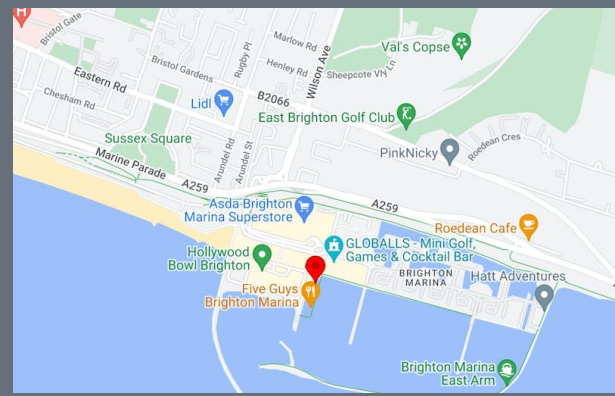
Rateable Value £46,500
ubr APR 2019/2020 49.1p

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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Eightfold Property

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Brighton - Brighton Marina



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