

A1/A3 UNIT TO LET

BRIGHTON

UNIT 5, THE BROADWALK, BRIGHTON MARINA

Description

Brighton Marina is a vibrant mix of bars, restaurants and leisure operators situated 10 minutes drive from the centre of Brighton. The premises falls on the Boardwalk, which was developed in 2016. Nearby occupiers include **Five Guys**, **TGI Friday**, **Bella Italia** and **Las Iguanas**. Other restaurants in the nearby vicinity include **Pizza Express**, **Coast to Coast**, **Café Rouge** and **Nando's**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The unit is currently in shell condition and provides the following approximate area on ground floor only:

Ground Floor Sales 2,996 sq. ft. (278.3 sq. m)

The unit has the ability for external seating, further information is available upon request.

There may be a potential to subdivide the unit, more information is available upon request.

Lease

The premises are available on a new effective full repairing and insuring lease for a term of years to be agreed subject to upward only rent reviews on a 5 yearly basis.

Rent

Upon application.

Service Charge

The current service charge for the financial year is £15,818.88 per annum.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£79,500
UBR (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

Planning

The premises currently benefit from A3 consent, however alternative uses will be considered subject to planning.

EPC

The property has an EPC rating of B29. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

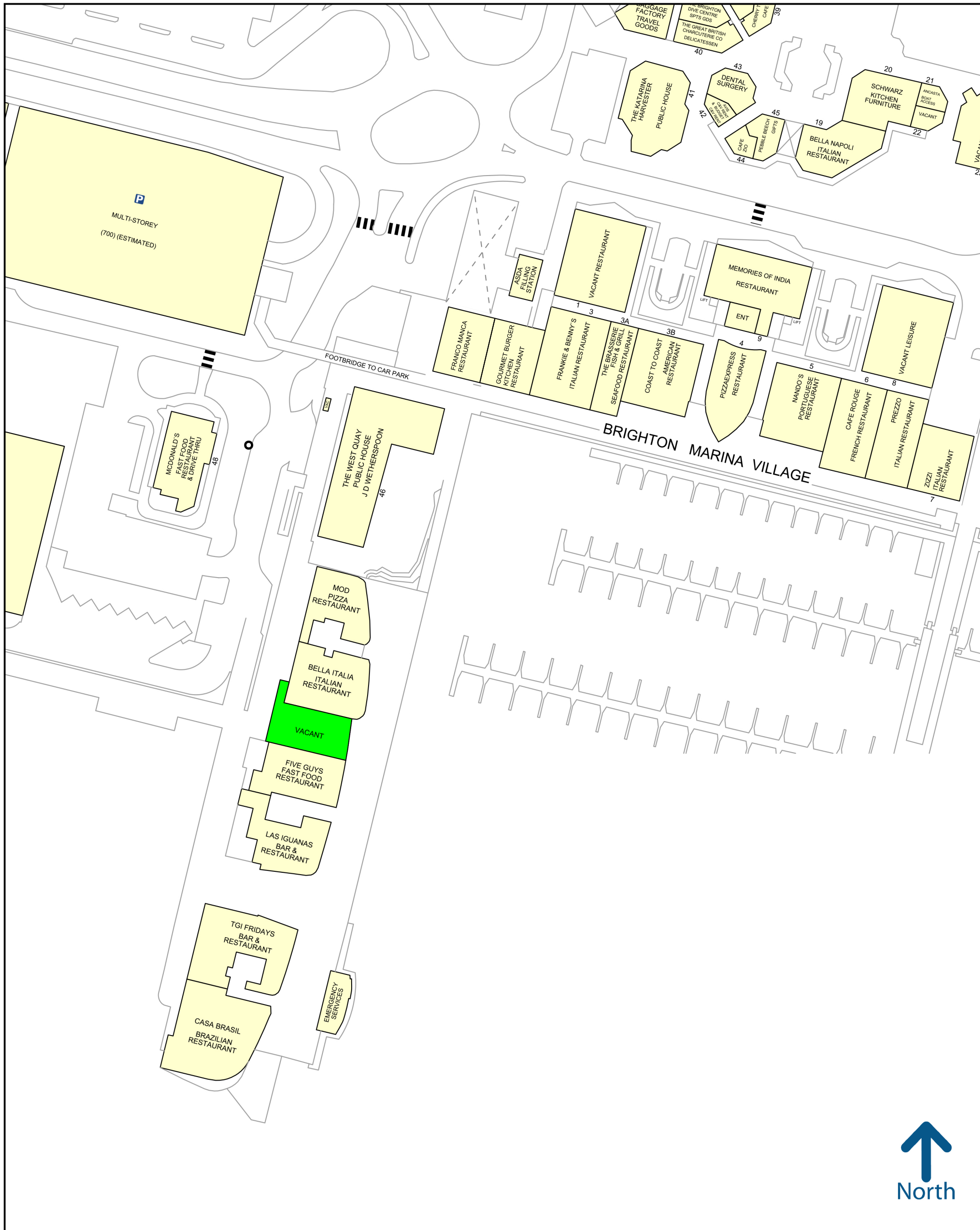
Viewing

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

Ben Sykes **07572 075103**
ben.sykes@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 08/10/2018
Created By: Green and Partners



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