



TO LET

Unit 1C, East Lockside
Brighton Marina Village, Brighton, BN2 5HA



Location & Situation

The property is located within the Brighton Marina complex which lies approximately half a mile from Brighton city centre and is accessed from the 259 coast road.

The Marina comprises an array of services and amenities located within the immediate vicinity to include a shopping village, superstore, multi screen cinema, casino, hotel, fitness club a wide range of restaurants, bars and other leisure facilities.

The Marina also benefits from regular bus services to and from Brighton city centre and its surrounds, and a (currently) free of charge 1,600 space multi storey car park.

Description & Accommodation

The premises are arranged as a mainly open office / retail space, with a separate office and storage area located to the rear.

The property has the following approximate NIA:

Area	Sq Ft	Sq M
Area 1	869 sq ft	80.7 sq m





Rateable Value

Ratable Value 2017: £10,000 100% rate relief (STS)

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

EPC

C (56)

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





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Terms

The unit will be available by way of a new effective full repairing and insuring lease for a term to be agreed and at a commencing rental of £13,860 per annum exclusive of rates.

There will be rent reviews annually settled to RPI.

The service charge is 25% of the annual rent.

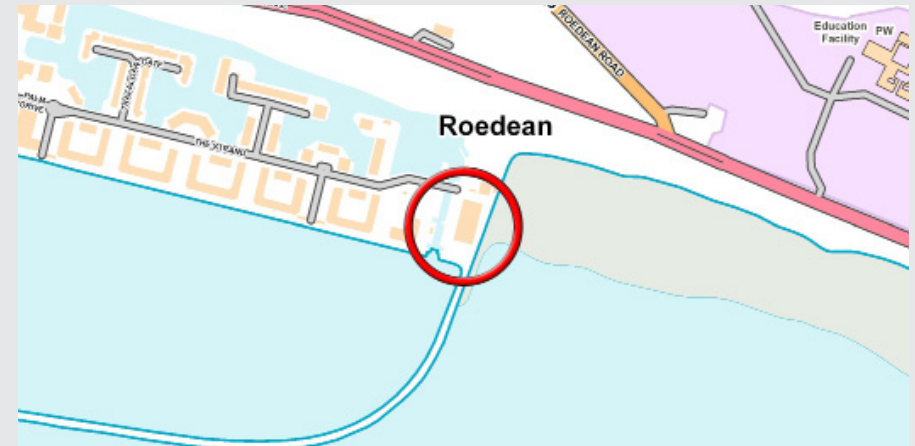
VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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01273 727070

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Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

September 2022

