



FOR SALE/TO LET

WATERSIDE BAR/RESTAURANT

Unit 23, Waterfront, Brighton Marina, BN2 5WA

LOCATION:

Brighton Marina is 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 Bowlplex bowling alley and Malmaison boutique hotel.

With an annual accommodated car count of approximately 3.5 million, these are with free parking in the 1600 space multi-storey car park. There is also a variety of shops and restaurants in the marina which include Pizza Express, Cafe Rouge, McDonalds, Nandos, GBK 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 once complete.



DESCRIPTION:

The property comprises a detached 2 storey bar/restaurant overlooking the waterside. The property has a kitchen on the ground floor with lift facilities accessing the first floor which benefits from an impressive high ceilinged octagonal room.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Total Area	6,868 sq ft	638 sq m

LONG LEASE:

A sale of the long leasehold interest is available for £800,000 exclusive of VAT.

LEASE:

The unit is available by way of a new full repairing and insuring lease with 5 yearly upward only rent reviews.

RENT:

£69,000 per annum exclusive of rates, VAT and all other outgoings

RATES:

Rateable Value £41,500 UBR 49.7p (April 2016/2017).

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0760-0239-9199-1890-8096

The energy efficiency rating for this property is **D86**

A full copy of the EPC can be viewed at:

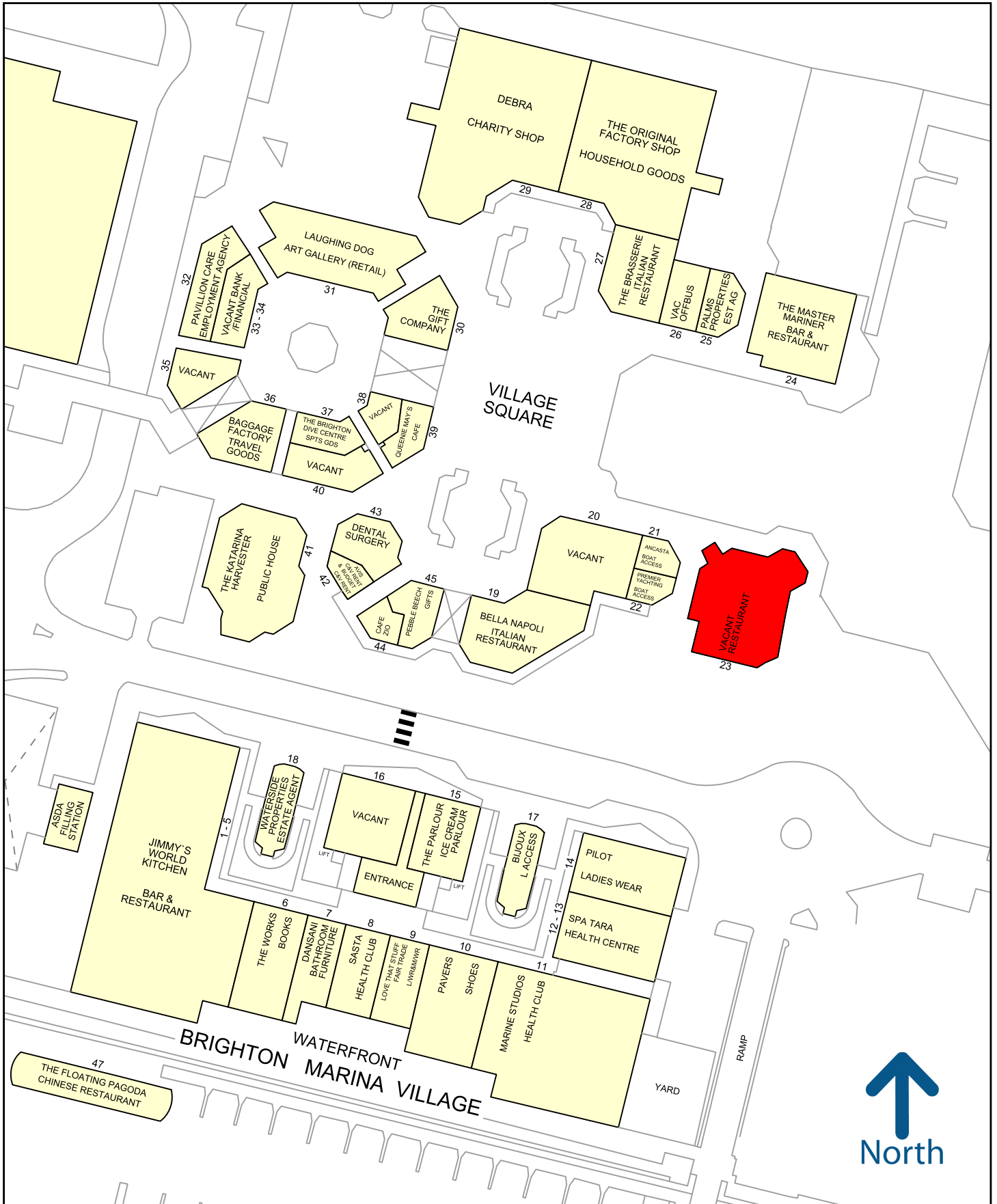
www.ndepcregister.com

LEGAL COSTS:

Each party to be responsible for their own legal and all other professional costs incurred in the transaction.

VIEWING:

By prior appointment through agents Carr and Priddle on **01273 208010**



50 metres

Experian Goad Plan Created: 08/03/2017
Created By: Carr And Priddle

