

## Upon The Instruction of



## BRIGHTON

## UNIT 51 CHURCHILL SQUARE SHOPPING CENTRE



### Location

The unit is located in Brighton Churchill Square Shopping Centre, which sees an annual footfall of over 13 million shoppers. The unit is adjacent to River Island and HMV with other nearby retailers including Debenhams, Costa, Apple, G Star, Build A Bear, Vision Express, Pull & Bear, Clarks and Next.

### Accommodation

The property is arranged over the ground floor providing the following approximate net internal floor areas:-

Ground Floor:	121.33 sq m	1,306 sq ft
<b>Total</b>	<b>121.33 sq m</b>	<b>1,306 sq ft</b>

(Interested parties are advised to verify these areas on site by prior appointment).

### Tenure

The unit is available by way of an assignment of an existing lease which expires 23 June 2023. The next rent review is due 24 June 2018. The lease is Outside the Act.

### Rent

The passing rent is £170,000 per annum exclusive.

### Service Charge

The current Service Charge is £10,320 per annum.

### Legal Costs

Each party is to be responsible for their own legal costs.

### Rates

Rateable Value	£172,000
Rates Payable (18/19)	£82,388

(Interested parties are asked to verify these figures with Brighton and Hove Council (01273 291981).

### EPC

The EPC shows a rating of 123 (E). Full details are available upon request.

### Viewing

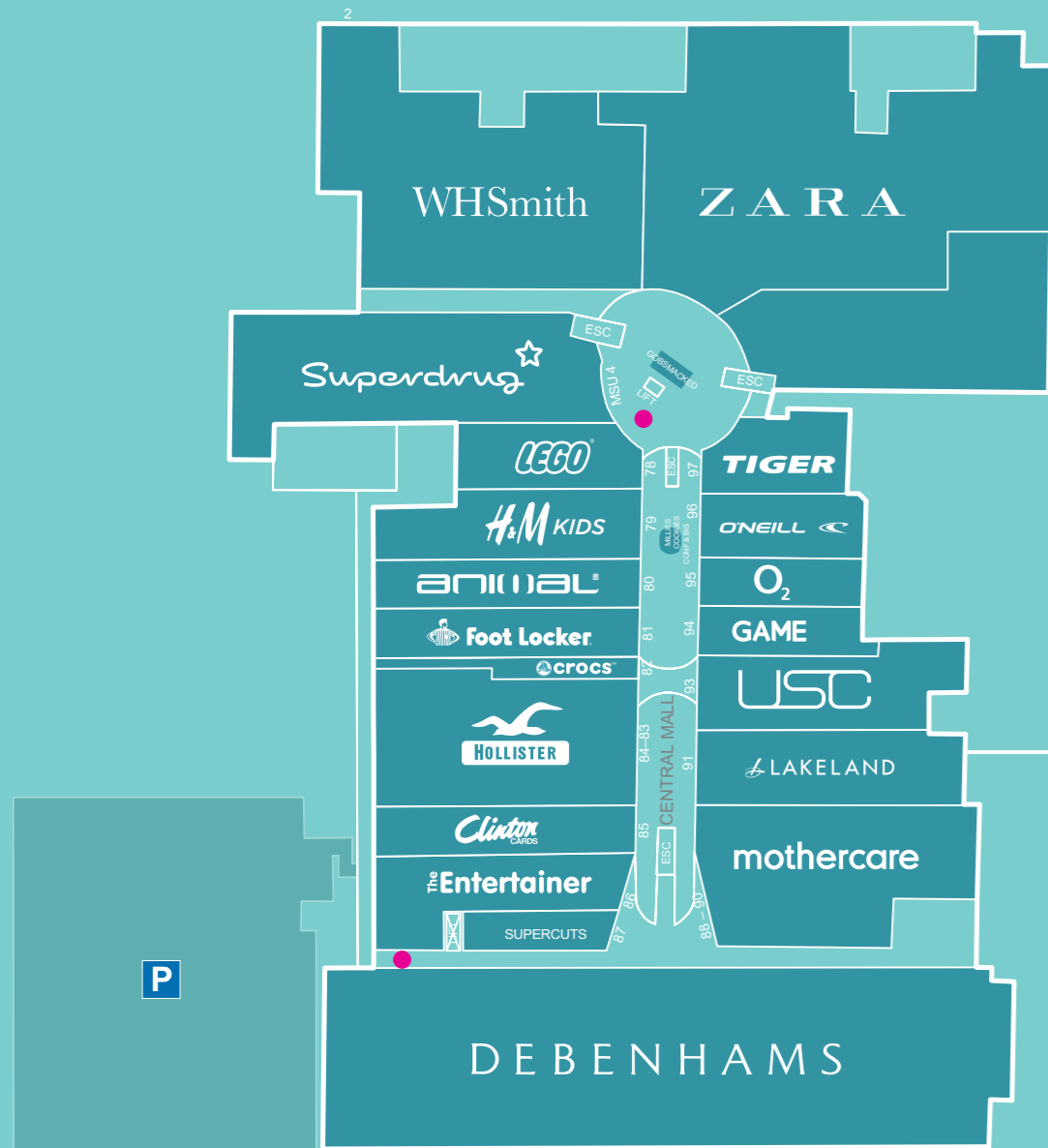
**Staff are unaware** of the pending disposal; therefore viewing is strictly by prior appointment through sole agents **Harper Dennis Hobbs**:

**Will Mabbett**  
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**Rebecca Blenkinsop**  
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**Subject to Contract**

# Lower ground



CAR PARK   
 CAR PARK ENTRANCE 

MAPS NOT TO SCALE. FOR INDICATIVE PURPOSE ONLY.

# Ground



CAR PARK   
 CAR PARK ENTRANCE 

# food CENTRAL CHURCHILL SQUARE

