

SHOP DETAILS



BRIGHTON

**UNIT 44/45
CHURCHILL SQUARE**

**PRIME SHOP
LEASE FOR DISPOSAL
(Staff Unaware)**

Prominent Corner Location

Location

The property occupies a highly visible corner location on the upper ground floor mall of Churchill Square Shopping Centre, adjoining **Next**, and close to **Top Shop/Top Man**, **Victoria's Secret**, **Miss Selfridge** and **Apple**.

Accommodation

The premises are arranged over a single level, in a very prominent position with extensive window frontages to both Central & West Malls.

The key dimensions and areas are as follows:

Width -	45 ft 4 ins	13.82 metres
Depth -	64 ft 8 ins	19.71 metres
Ground Floor -	2,321 sq ft	215.63 sq metres

Lease

The premises are held on a 5 year lease from 25th March 2018 at a current rent passing of £314,500 per annum, subject to an outstanding Day One rent review effective from the commencement date.

Incentives

Incentives are available subject to status.

Rates

We have been verbally informed that the premises are assessed for rates as follows:

Rateable Value -	£290,000
UBR 2018/19 -	49.3p
Rates Payable -	£142,970

Interested parties are advised to verify the above with Brighton & Hove City Council – Tel: 01273 291981.

Service Charge

The service charge payable for 2018 is approx £24,670.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

Available on request.

Viewing

Staff are unaware of the impending disposal and so viewing is strictly by arrangement with Robert Pratt of RPC Tel: 020 7060 6700, Email: rp@rpclondon.com

Tel: 020 7060 6700

**RPC, 42 Brook Street
London W1K 5DB**

www.rpclondon.com