

UNIT 37 CHURCHILL SQUARE, BRIGHTON

LUNSONMITCHENALL



LOCATION

Churchill Square provides Brighton with its prime shopping centre destination. The centre comprises 470,000 sq. ft of prime retail space anchored by **Zara** and **H&M**. Other retailers within the Centre include **Apple**, **Urban Outfitters**, **JD** and **Levi's**.

Unit 37 is located on the upper mall adjacent to **Schuh**. Nearby retailers include **Footasylum** and **Natwest**.

ACCOMMODATION

The unit is arranged over three levels providing the following net internal floor areas:-

| | | |
|--------------|-------------|-------------|
| Ground Floor | 133.13 sq m | 1,433 sq ft |
| Basement | 64.56 sq m | 695 sq ft |
| Sub Basement | 64.10 sq m | 690 sq ft |

RENT

Rental offers are sought in the region of **£185,000 pax**

TENURE

The unit is available by way of a new effectively full repairing and insuring lease, for a term to be agreed, subject to 5 yearly upward only rent reviews.

RATES

Rateable Value 2017: £142,000

Interested parties are advised to make their own enquiries with the Local Authority.

SERVICE CHARGE

The service charge estimate for 2021 is £34,453.31 pa

COSTS

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

VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

AVAILABILITY

Subject to vacant possession

EPC

A certificate is available on request.

VIEWING / FURTHER INFORMATION

| | | |
|--------------------|--|---------------|
| Emma Charlesworth: | emmac@lunson-mitchenall.co.uk | 020 7478 4964 |
| Neil Hockin: | neilh@lunson-mitchenall.co.uk | 020 7478 4955 |

Or Cushman & Wakefield: 020 7935 5000

Subject to Contract – April 2021

LEASING / INVESTMENT / LONDON / RETAILER REPRESENTATION / CATERING & LEISURE / RESEARCH / LEASE ADVISORY / SHOPPING CENTRE DEVELOPMENT

020 7478 4950

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Ground



IMPORTANT
Lunson Mitchenall Ltd. give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on these as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Lunson Mitchenall Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

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