

UNIT 82 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 82 is located on the lower mall adjacent to **Footlocker** and **Hollister**. Other nearby retailers include **Lakeland**, **H&M Kids** and **Tiger**.

ACCOMMODATION

The unit is arranged over ground floor only providing the following net internal floor areas:-

Ground Floor	116.13 sq m	1,250 sq ft
Ancillary Corridor	17.47 sq m	188 sq ft

RENT

Rental offers are sought in the region of **£135,000 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: £102,000

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

SERVICE CHARGE

The service charge estimate for 2021 is £15,807.67 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
LUNSON-MITCHENALL.CO.UK

Lower
Ground

