



20-22 Marlborough Place
Brighton, East Sussex BN1 1UB

TO LET

CHARACTER CITY CENTRE BUILDING

Key Features:

- Suitable for restaurant, offices or retail – E use Class
- 2,462 sq ft over ground floor and basement
- Forecourt with potential outside seating (STP)
- Available now and offered by way of new lease
- Character building with various ornate features





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Location

The property is located in a prominent position overlooking Victoria Gardens on Marlborough Place, and adjacent the popular North Laine area of central Brighton and within easy walking distance of Brighton station, Churchill Square and the seafront.

Accommodation

The space is arranged over ground and lower ground floors and including an impressive double height ground floor, and along with the addition of an extensive lower ground floor.

The property has the following approximate

Net Internal Areas (NIA):

Floor	Sq Ft	Sq M
Lower ground	1,083	100.61
Ground	1,379	128.11
Total	2,462 sq ft	228.72 sq m

EPC

TBC.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The accommodation is offered to let on a new lease for a term to be agreed and at a rental of £65,000 per annum exclusive of rates.

Business Rates

Rateable Value (2017): £TBC

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

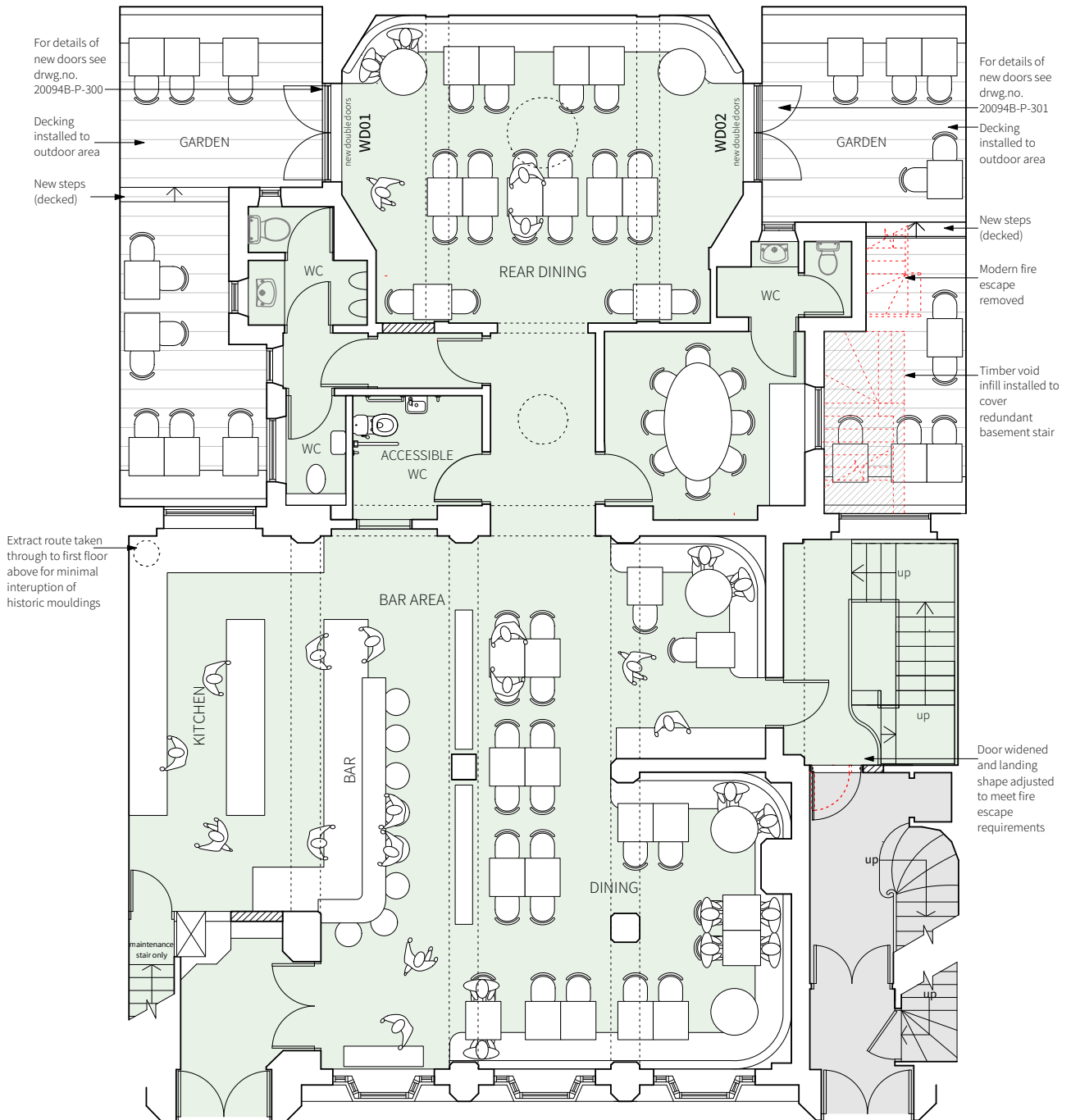
VAT & Legal Fees

The property is elected for VAT.

Each party to bear their own legal costs incurred.



Ground floor plans

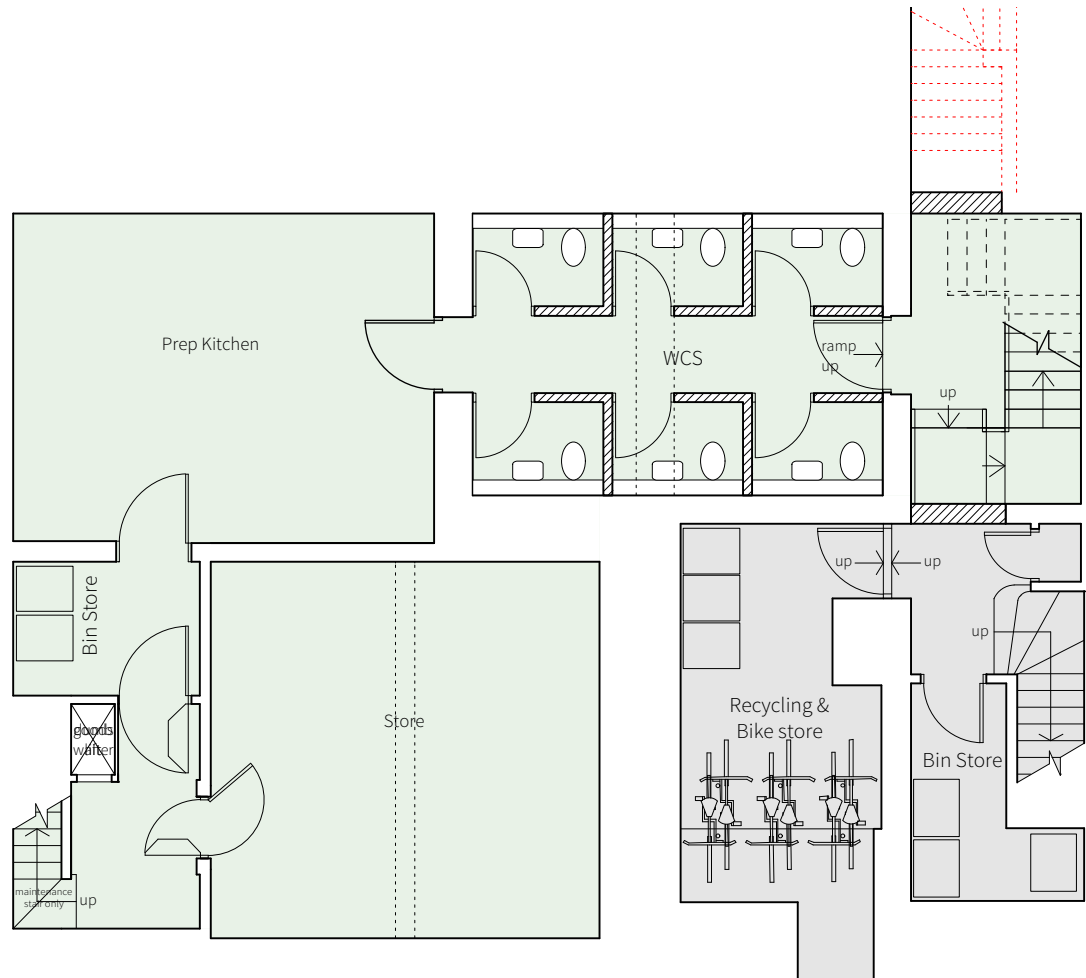


Proposed Ground Floor Plan
Scale 1:100@A3



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






Lower ground floor plan



Proposed Basement Plan

Scale 1:100@A3

KEY

	Proposed Restaurant Area		Existing walls
	Previously converted Apartments		Proposed walls permitted under application BH2020/03301
	Proposed Apartments		Proposed new walls
	Communal space		Proposed demolition (Demolition permitted under application BH2020/03301 not shown)

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Revisions:

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Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS



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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH