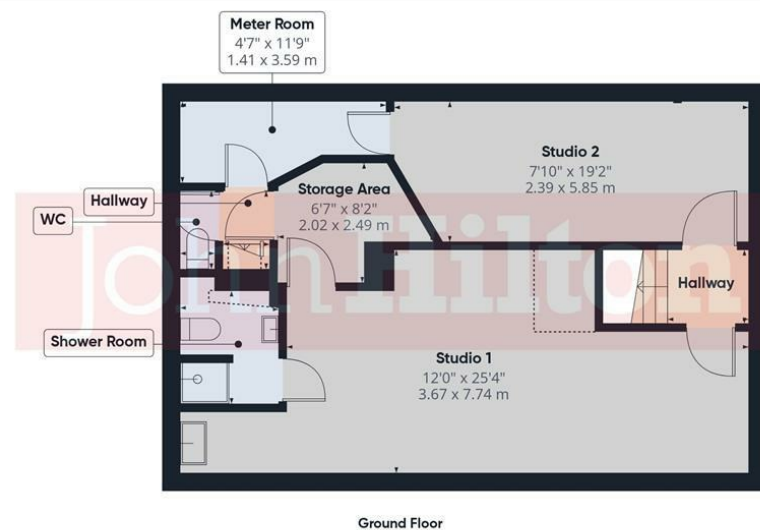


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Est 1972



Ground Floor



Floor 1



Total Area Approx 614.00 sq ft

47a The Strand, Brighton Marina Village, BN2 5WA

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£15,000 Per Annum

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47a The Strand
Brighton Marina Village
BN2 5WA

A versatile commercial unit situated in the centre of Brighton Marina's commercial area, having a front display area, attractive iron and glass canopy and fenced boundary with a door and private staircase leading to a lower ground floor workspace/studio. The property has been used as a recording studio for many years but offers potential for many uses, such as beauty or massage rooms, tattoo parlour, art gallery, crafting workshop or office space. The air conditioned unit comprises two separate studio rooms, a small kitchenette, a shower room with WC plus a further separate WC, and a utility/meter room.

The property is to be let on a 5-year negotiable licence at £15,000 per annum.

Rateable Value: £1075.00
Business Rate Payable at 49.9p

Brighton Marina offers a variety of amenities including waterfront restaurants and cafes, shops, a health club, cinema, bowling complex, supermarket and petrol station. There is also a multi-storey car park which is free of charge and there are regular buses to take you the short distance along the coast into central Brighton as well as the surrounding areas to the east and west of the City.



- Commercial Unit (614 sq ft)
- 5-Year Negotiable Licence @ £15,000 PA
- Attractive Glass & Iron Canopy
- Enclosed Display Area at Ground Level
- Private Entrance & Staircase to Lower Level
- Two Air-Conditioned Studios
- Kitchenette
- Shower Room Plus Additional WC
- Meter Room & Storage Area
- Situated in the Heart of Brighton Marina Village

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		