



# Unit 44/45 Churchill Square

Brighton

**PRIME LEASE FOR SALE** (subject to relocation)

## Rent

£314,500 per annum exclusive

## Service Charge

Approx £24,670 per annum

## VAT

All figures are quoted exclusive of VAT, if applicable.

## Accommodation

Approximate net internal areas:

Ground Floor	2,321 sq ft.	215.63 sq m
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<b>Total:</b>	<b>2,321 sq ft.</b>	<b>215.63 sq m</b>
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(Interested parties are advised to verify these areas on site by prior appointment)

## Incentives

Available subject to covenant strength.

## Property Highlights

- Prime Shop
- Prominent corner location
- Extensive frontage

## Location

The property occupies a highly visible corner location in a prime position on the upper ground floor mall of Churchill Square Shopping center, adjoining Next and close to Topshop/Topman, Victoria's Secret, Miss Selfridge and Apple.

## Description

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

## Tenure

The property is available by way of an assignment of the existing lease expiring March 2023. The lease is inside the provisions of the Landlord and Tenant Act.

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

*Subject to contract.*

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# NEWMARK

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## Business Rates

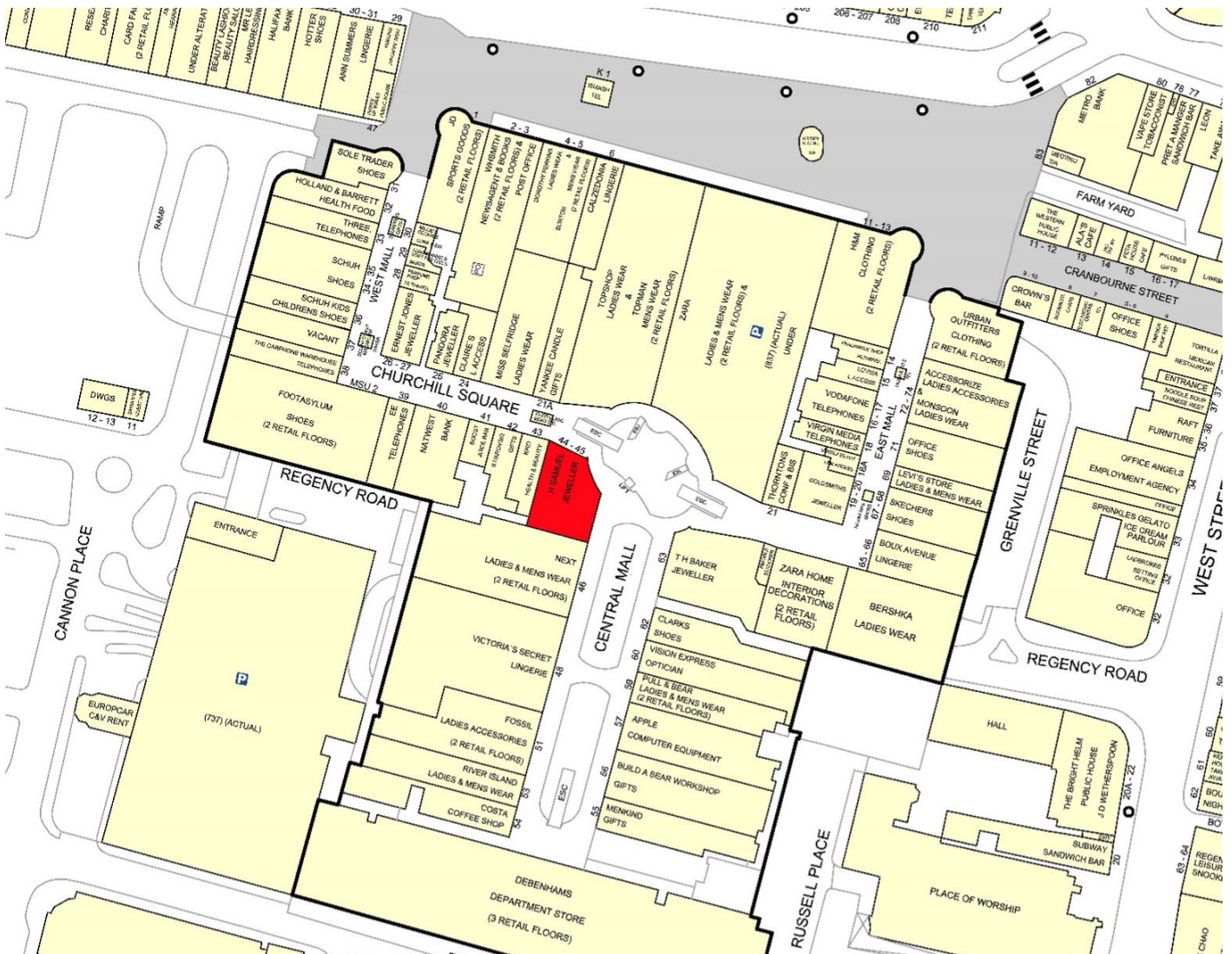
Rateable Value		£290,000
Rates Payable (19/20)		£146,160
Rateable Value		£210,000
Rates Payable (23/24)		£107,520

## EPC

The EPC rating for the premise is B-40. Full Energy Performance Certificate available upon request.

Interested parties should make their own enquiries with Chelmsford Council (01245 606 606).

## Location Map



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