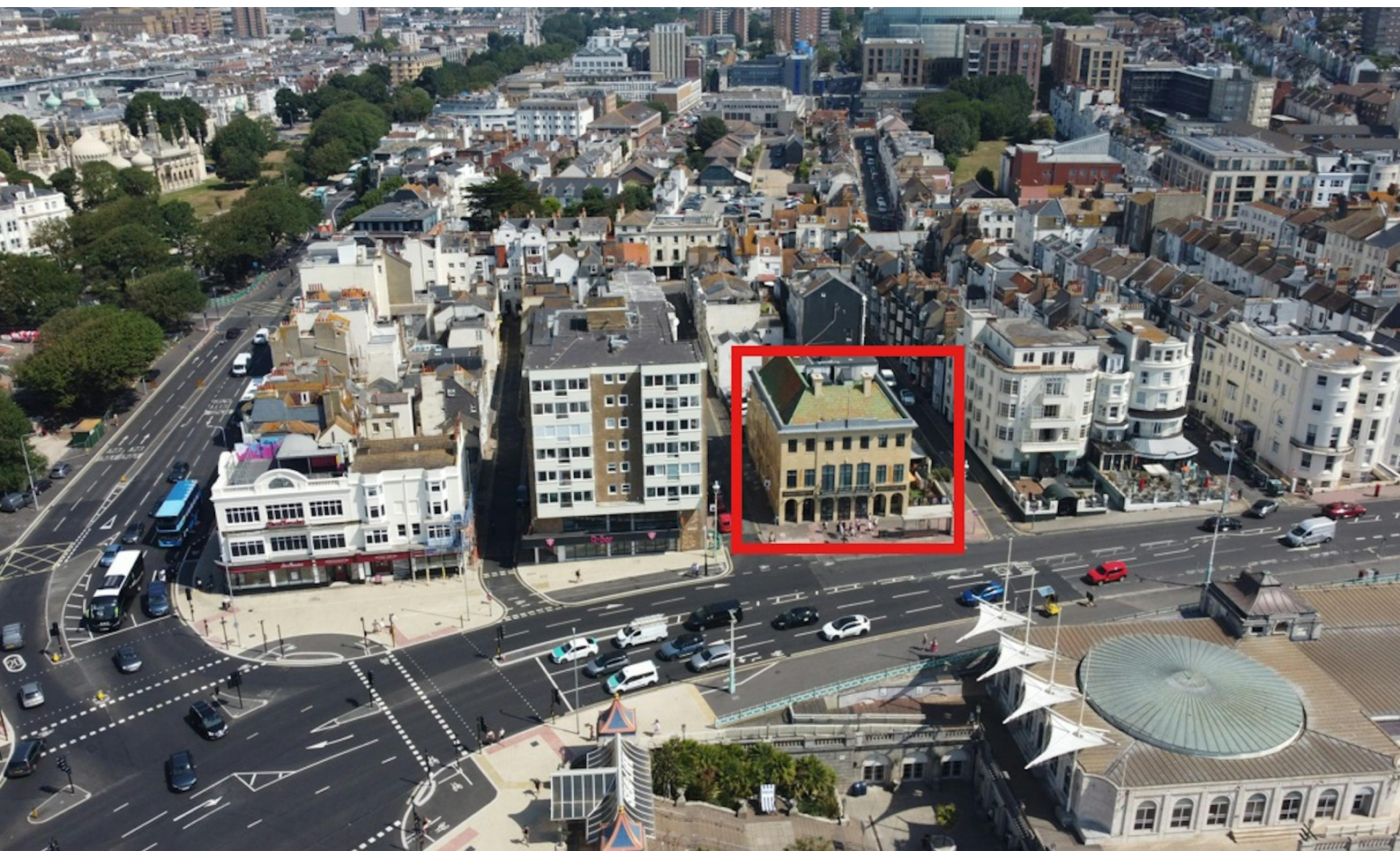




Landmark building directly fronting Brighton seafront and Brighton Palace Pier

8-9 Marine Parade
Brighton, BN2 1TA

Class E Retail / Leisure

TO LET

13,572 sq ft
(1,260.88 sq m)

- Substantial multi level accommodation extending to approximately 13,572 ft² (1,261 m²)
- Large external terrace with uninterrupted sea views
- Suitable for a wide variety of commercial and leisure uses, subject to all necessary consents
- Rare opportunity to create a flagship destination in a prime coastal location

8-9 Marine Parade, Brighton, BN2 1TA

Summary

Available Size	13,572 sq ft
Rent	Offers in excess of £200,000 pax
Rateable Value	£112,500
VAT	Applicable. We understand the property is elected for VAT
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The property comprises a substantial detached building arranged over four floors and occupying a highly prominent position on Marine Parade. The accommodation provides extensive and flexible floorplates throughout, together with ancillary areas and a substantial external terrace overlooking Brighton seafront. The layout offers significant scope for reconfiguration and adaptation to suit a range of occupier requirements, subject to any necessary statutory consents. The building benefits from an existing licence to transfer and presents a unique opportunity for occupiers seeking a prominent coastal property capable of supporting a variety of commercial, leisure and hospitality uses. A secure car park is located to the rear of the property and may be available by separate negotiation.

Basement Floor 3,725 ft² / 346 m²
Ground Floor 3,437 ft² / 319 m²
1st Floor 3,472 ft² / 322 m²
2nd Floor 2,938 ft² / 272 m²

Location

The property occupies a highly prominent triple frontage parcel on Marine Parade, directly overlooking Brighton Beach and diagonally opposite Brighton Palace Pier. The location benefits from exceptional visibility and year-round visitor activity, supported by tourism, leisure attractions, events and the wider Brighton economy. As one of the UK's most established coastal destinations, Brighton continues to attract significant numbers of visitors, residents and businesses, creating a strong environment for a diverse range of commercial occupiers.

Opportunity

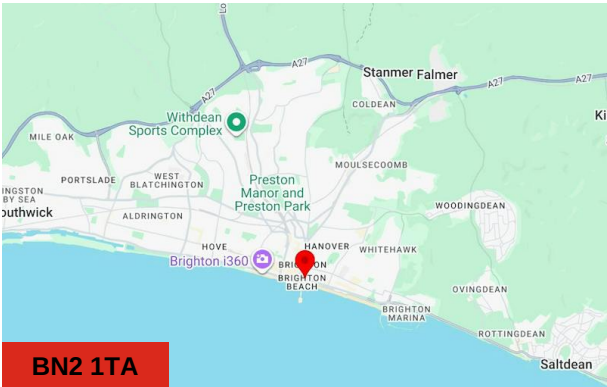
This represents a rare opportunity to secure a landmark seafront building in one of the UK's most recognised coastal locations. The property is being offered as a building with an existing licence available to transfer and should not be regarded as an operational business or going concern. Its size, configuration and prominent seafront position make it suitable for a variety of potential uses, subject to all necessary consents, including:

- Boutique hotel
- Casino
- Bar
- Restaurant accommodation
- Private members club
- Live music and entertainment venue
- Other commercial, leisure and hospitality uses

The flexibility of the accommodation provides incoming occupiers with the opportunity to create a flagship destination tailored to their specific requirements.

Tenure

Available by way of a new lease on terms to be agreed, offers in excess of £200,000 pax.



Viewing & Further Information



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