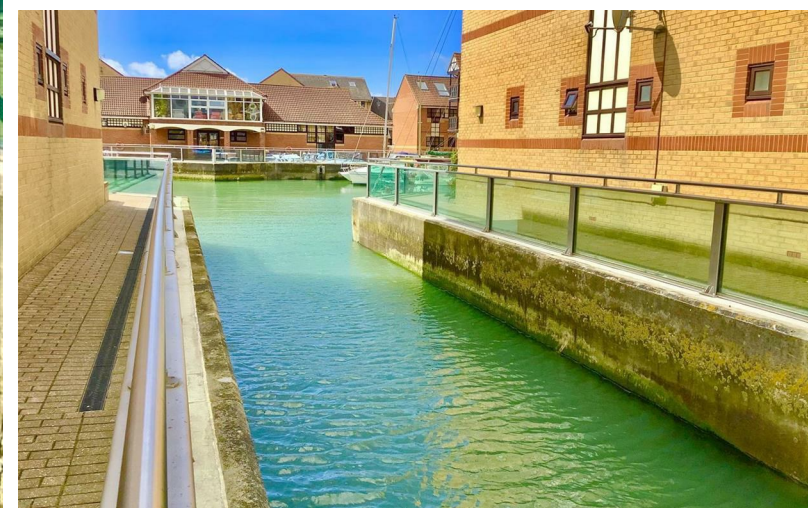




Berth 10 Emerald Quay | | Shoreham-By-Sea | BN43 5JP

WB
WARWICK BAKER
ESTATE AGENT



Berth 10 Emerald Quay | | Shoreham-By-Sea | BN43 5JP

£13,000

*** £13,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO MARKET THIS 8M MOORING IN EMERALD QUAY.

THE BERTH PAYS £75 PER ANNUM MANAGEMENT FEE PLUS 1/20th OF ANY EXPENDITURE. VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

PLEASE CALL FOR MORE DETAILS - 01273 461144

- EMERALD QUAY
- 8M MOORING
- NON-RESIDENTIAL
- ELECTRIC & WATER SUPPLY
- PLEASE CALL
- 01273 461144

Berth size – berths 1-4 and 17-20 LOA should not exceed 10.5m, berths 5-16 LOA should not exceed 8m, berth width approx. 3.5m.

Electrical connection – there are 3 shared sockets on each main pontoon.

Water supply – there is a locked box containing a tap for the sole use of the berth holders.

Overnight stays – overnight stays are permitted but long-term or “live aboard” is not permitted.

Pontoon gates – these are not restricted, unless locked following Environment Agency instructions due to high flood risk.

Service charges – each berth is responsible for 1/20th of the costs related to the marina, demanded on an annual basis and payable within 7 days. These include items such as management fees, water rates, electricity, marina dredging, maintenance and repairs to marina, pontoons and tidal gates.

Transfer of ownership:

1. As soon as the Seller has accepted an offer, the Seller must provide full contact details of the Buyer to the managing agents, together with payment of the managing agents’ administration fee of £100. The matter will then be referred to the freeholder’s Solicitor to prepare the necessary documentation.

2. Where the Seller holds a Licence, this will be surrendered and a new Lease granted to the Buyer.

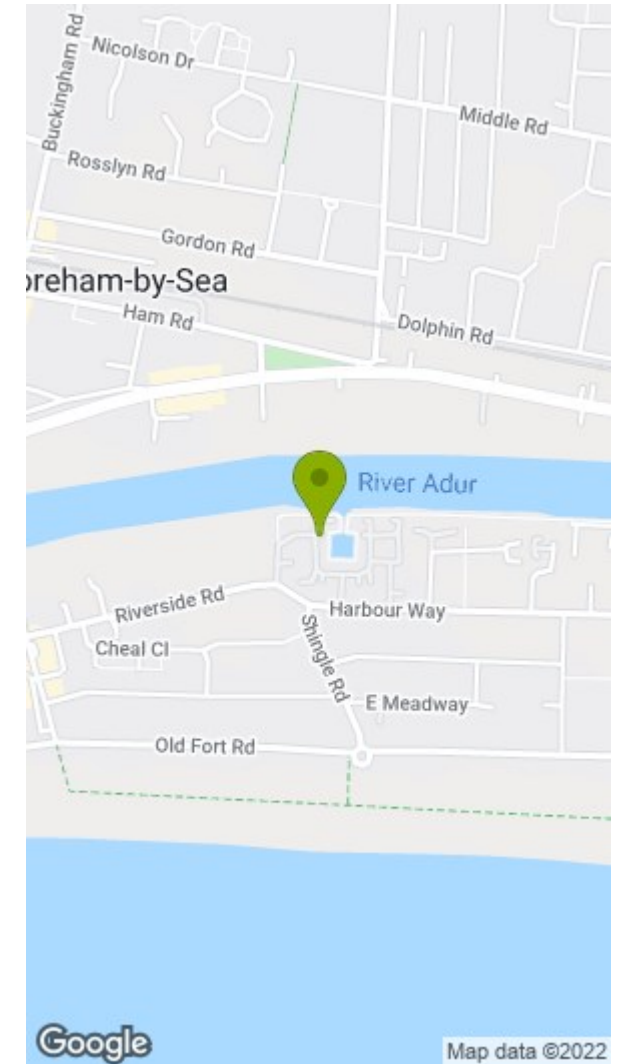
3. The Buyer should instruct its own Solicitor to deal with approval of the Lease and subsequent registration at the Land Registry.

4. The Seller will be responsible for the freeholder’s Solicitor’s legal fees in connection with the Deed of Surrender and Lease, which are currently £650 plus VAT. The Buyer will be responsible for its own legal fees and disbursements.

5. Completion of the grant of a new Lease is strictly subject to any

outstanding service charges and fees being paid to the managing agents by the Seller.





Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	