



A3 (RESTAURANTS AND CAFES) TO LET  
**9 THE BOARDWALK**  
Brighton Marina, Brighton, BN2 5WA

Impressive triple aspect restaurant premises to let  
on a new lease  
4,542 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

<b>Available Size</b>	4,542 sq ft
<b>Rent</b>	£46,000 per annum per annum exclusive of rates, service charge, VAT & all other outgoings
<b>Rates Payable</b>	£16,716.50 per annum
<b>Rateable Value</b>	£33,500
<b>Service Charge</b>	The estimated cost for the year ending December 2023 is £42,563.90. This is subject to change.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (69)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Upper Ground - Restaurant	4,542	421.97
<b>Total</b>	<b>4,542</b>	<b>421.97</b>

## Description

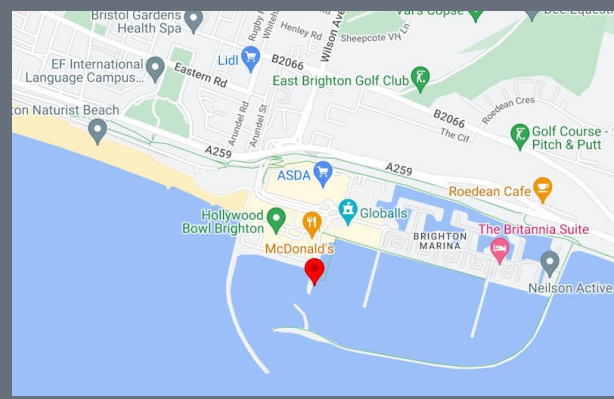
An impressive restaurant premises located on the on the upper boulevard. Accessed from the southern side of the property which leads through to a predominately open plan restaurant with full height windows looking North, West & East. In addition to the main restaurant the property also has WC facilities, Kitchen & bar as well addition storage spaces.

## Location

The property is located on the northern side of the upper boulevard at Brighton Marina a mixed use complex located to the east of Brighton & Hove. Occupiers in the Marina include Nando's, ASDA, Hollywood Bowl, McDonalds, Five Guys, Cineworld & David Lloyd in addition To Mal Maison Hotel, in addition to a large number of berths & an extensive amount of residential dwellings.

## Terms

Available by way of a new effective full repairing & insuring lease for a term of at least 5 years, with rent reviews at appropriate intervals if a longer lease is taken. A rent deposit will be required subject to covenant status.



## Get in touch

**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency

**James Hawley**

01273 672999 | 07935 901 877  
james@eightfold.agency

**Jack Bree**

01273 672999  
jack@eightfold.agency

## Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 18/06/2024.





# Energy performance certificate (EPC)

Unit 9  
Boardwalk Level  
Waterfront  
Brighton Marina  
BRIGHTON  
BN2 5WA

Energy rating

C

Valid until: 16 August 2031

Certificate number: 0409-4239-2002-0208-2402

Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area

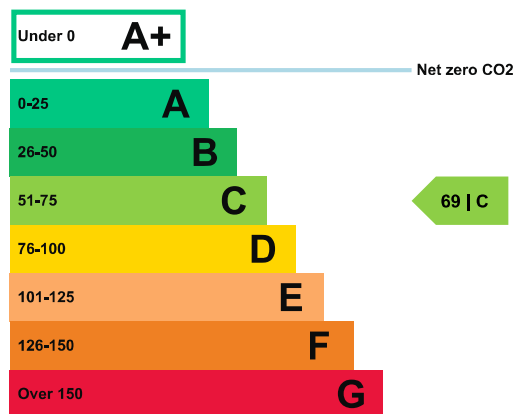
408 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 | B

If typical of the existing stock

79 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
-------------------	---------------------------

---

Building environment	Air Conditioning
----------------------	------------------

---

Assessment level	3
------------------	---

---

Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	229.82
---	--------

---

Primary energy use (kWh/m <sup>2</sup> per year)	1359
--	------

---

---

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0220-0282-0244-4004-0993\)](#).

---

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Damian Williamson
Telephone	0345 111 7700
Email	<a href="mailto:info@vitaldirect.co.uk">info@vitaldirect.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID207806
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### Assessment details

Employer	Vital Direct Ltd
Employer address	Grenville Court, Britwell Road, Burnham, Slough, SL1 8DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 August 2021
Date of certificate	17 August 2021

---

# Brighton - Brighton Marina

