



A3 (RESTAURANTS AND CAFES) / LEISURE / OFFICE / RETAIL TO LET

7 THE BOARDWALK

Brighton Marina Village, Brighton, BN2 5WA

FORMER ZIZZI FITTED RESTAURANT WITH
SUPERB AL FRESCO DINING & VIEWS ACROSS
THE MARINA & OUT TO SEA - RATES & SERVICE
CHARGE ONLY DEAL

3,186 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	3,186 sq ft
Rent	Nil rent payable, exclusive of rates VAT, service charge & all other outgoing which will be payable. The service charge for the year ending December 2023 was £29,296.82 however this figure is subject to change.
Rates Payable	£45,159.50 per annum 2023 valuation
Rateable Value	£90,500
Service Charge	A variable service charge is payable on this property, please ask for further details. The estimated cost for the year ending December 2023 is £29,296.82. This is subject to change.
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (56)

Description

Former Zizzi's restaurant with outstanding views across the moorings at Brighton Marina & out into the English Channel. The unit has an outside area for dining & potential suitors could benefit from the fixtures & fittings in situ allowing for a turnkey operation.

Location

The property is situated in a fantastic position right in the mix of restaurants on The Boardwalk. The unit is surrounded by operators such as Pizza Express, Cafe Rouge, Nando's, 5 Guys & Mal Maison Boutique Hotel as well Hollywood Bowl Bowling Alley, an 8 Screen Cineworld Cinema & David Lloyd Gym. The Marina is situated to the east of Brighton City Centre & can be accessed easily by car, bus or on foot.

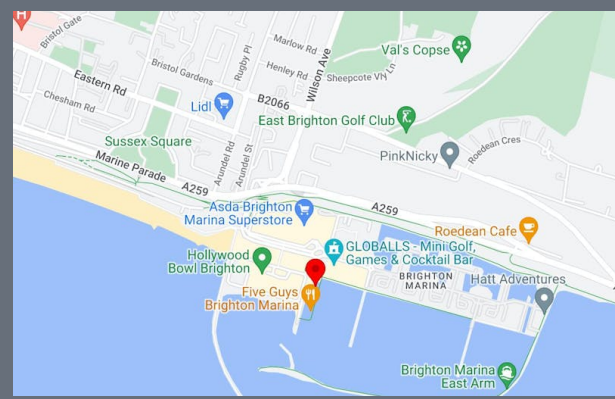
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Internal	3,186	295.99
Outdoor - Boardwalk Alfresco dining area	100	9.29
Total	3,286	305.28

Terms

Available by way of a new effective full repairing & insuring lease by way of service charge for a term of 2 years on a lease outside the landlord & tenant act. It should be noted that there is some water ingress in part of the property which it is not possible to fix at this time & as such the property is available rent free with service charge, rates & all other charges payable.



Get in touch

Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency

James Hawley

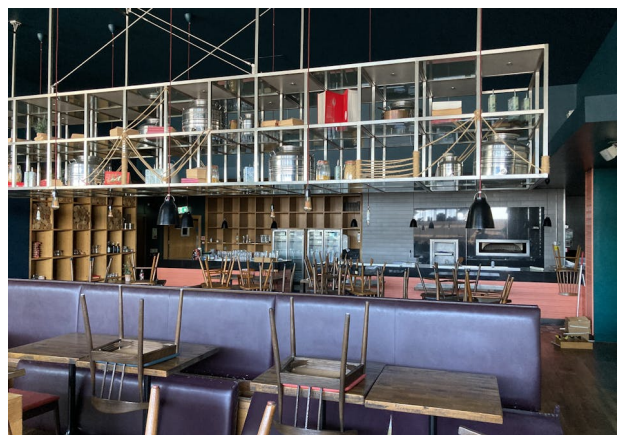
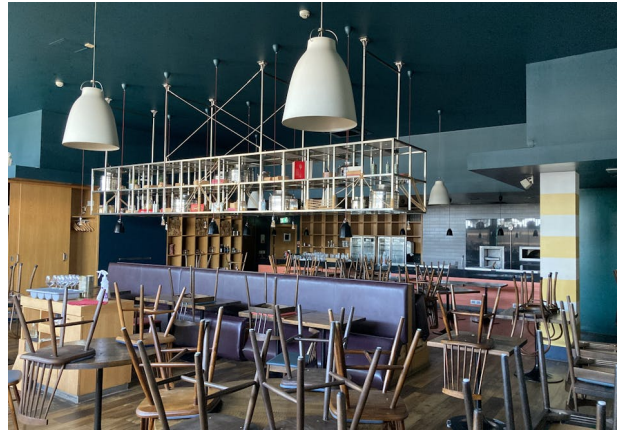
01273 672999 | 07935 901 877
james@eightfold.agency

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 15/09/2024.



Energy performance certificate (EPC)

UNIT 7
BOARDWALK LEVEL
WATERFRONT
BRIGHTON MARINA
BRIGHTON
BN2 5WA

Energy rating

C

Valid until: 12 April 2031

Certificate number: 0220-0242-0234-8004-0933

Property type

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

Total floor area

359 square metres

Rules on letting this property

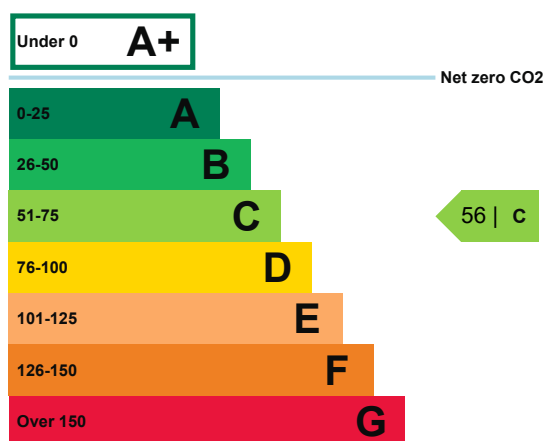
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

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

34 | B

If typical of the existing stock

98 | 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 ₂ /m ² per year)	110.2
---	-------

Primary energy use (kWh/m ² per year)	652
--	-----

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0040-0202-4409-2823-2404\)](#).

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	info@vitaldirect.co.uk

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID207806
Telephone	01225 667 570
Email	info@quidos.co.uk

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	8 April 2021
Date of certificate	13 April 2021
