



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

2A THE WATERFRONT

Brighton Marina Village, Brighton, BN2 5WA

LIGHT & AIRY RESTAURANT WITH OUTSIDE SPACE
& AMAZING MARINA & SEA VIEWS

2,080 SQ FT

Eightfold
property

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

Summary

Available Size	2,080 sq ft
Rent	£42,500.00 per annum Exclusive of rates VAT, service charge & all other outgoings.
Rates Payable	£26,197.50 per annum from 1st April 2023
Rateable Value	£52,500
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 £25,614.24. This is subject to change.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (92)

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Internal	1,849	171.78
Outdoor - Terrace Area	231	21.46
Total	2,080	193.24

Description

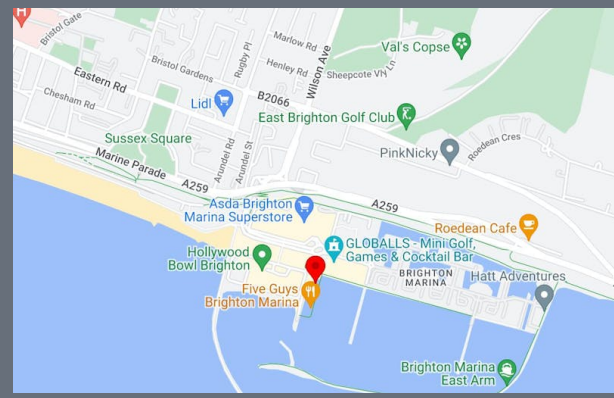
A double fronted former restaurant unit with outstanding views across the moorings at Brighton Marina & out into the English Channel. The unit has an outside area for dining as well benefiting from impressive high ceilings that give a light & airy feel to the space.

Location

The property is situated in a fantastic position as the first unit approached from the free multi storey car park access bridge when approaching 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.

Terms

Available by way of a new effective full repairing & insuring lease by way of service charge for a minimum term of 5 years



Get in touch

Jack Bree

01273 672999

jack@eightfold.agency

Max Pollock

01273 672999 | 07764 794936

max@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 16/05/2024



Energy performance certificate (EPC)

UNIT 2A BOARDWALK LEVEL WATERFRONT BRIGHTON MARINA BRIGHTON BN2 5WA	Energy rating <h1>D</h1>	Valid until: 12 April 2031 Certificate number: 2802-2239-6002-0204-2406
--	-----------------------------	--

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

Total floor area **205 square metres**

Rules on letting this property

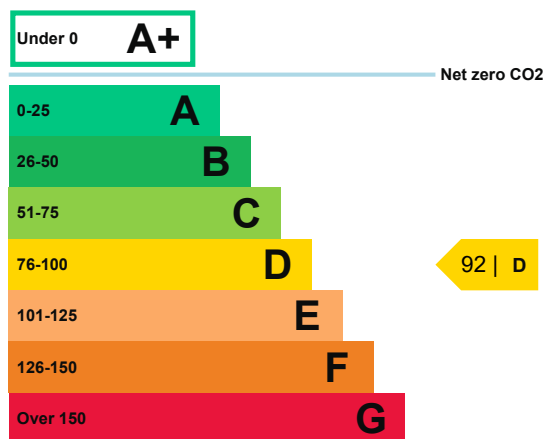
Properties can be let if they have an energy rating from A+ to E.

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 D.



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

100 | 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	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	205.7
Primary energy use (kWh/m ² per year)	1217

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0042-0202-2409-6822-2400\)](#).

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
