



6A The Waterfront

Brighton Marina Village, Brighton, BN2 5WA

**WELL FITTED FORMER
CAFE ROUGE RESTAURANT
TO LET WITH
OUTSTANDING MARINA &
SEA VIEWS- 6 MONTHS
RENT FREE**

**3,370 sq ft
(313.08 sq m)**

- RENT £85,000 PAX
- OUTSTANDING VIEWS ACROSS BRIGHTON MARINA
- CLOSE TO NANDO'S, PIZZA EXPRESS & PREZZO
- WELL FITTED UNIT
- OUTSIDE SEATING
- MULTI STOREY CAR PARK

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Summary

Available Size	3,370 sq ft
Rent	£85,000 per annum exclusive of rates, VAT, service charge, insurance & all other outgoings
Rates Payable	£40,131 per annum A further discount of up to 75% may be available under the current government scheme.
Rateable Value	£73,500
Service Charge	A service charge will be payable based on a fair proportion of costs for the estate. The service charge figure for year ending December 2025 is £49,250
VAT	Applicable
Legal Fees	The incoming tenant to make a contribution of £1500 plus VAT towards the legal costs of the assignor & the landlord.
Estate Charge	Upon Enquiry
EPC Rating	B (47)

Description

A well fitted former Cafe Rouge restaurant arranged predominantly at ground floor level where the restaurant & kitchen are located with ancillary first floor storage. The unit benefits from having an outside space for tables & chairs on the boardwalk overlooking the harbour & out to sea. The unit is situated on The Boardwalk with access via a pedestrian foot bridge to Marina's 1500 space multi storey car park.

Location

The property is situated in a fantastic position in the mix of restaurants on The Brighton Marina Boardwalk, surrounded by national operators such as Pizza Express, , Nando's, Five Guys & Mal Maison Boutique Hotel, as well as great independent operators such as Vroom & Globalls. Also within the marina complex are Hollywood Bowl Bowling Alley, ASDA, an 8 Screen Cineworld Cinema & David Lloyd Gym. Brighton Marina is situated to the east of Brighton City Centre & can be accessed easily by car, bus or on foot.

Accommodation

The accommodation comprises the following areas:

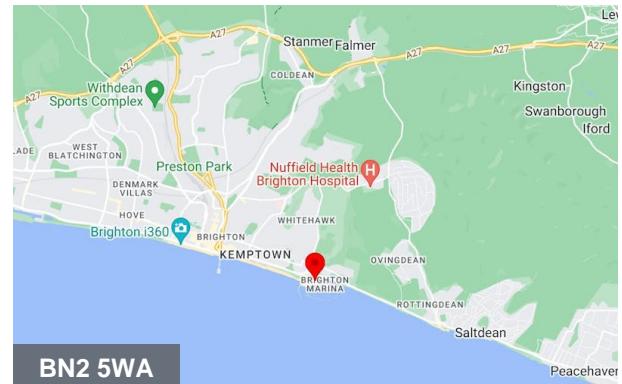
Name	sq ft	sq m
Unit	3,029	281.40
Outdoor	341	31.68
Total	3,370	313.08

Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 5 years. Subject to status & term 6 months rent free will be available

AML

Tenants will be required to provide documentation to satisfy anti money laundering requirements in the normal manner.

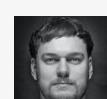


Viewing & Further Information



Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency



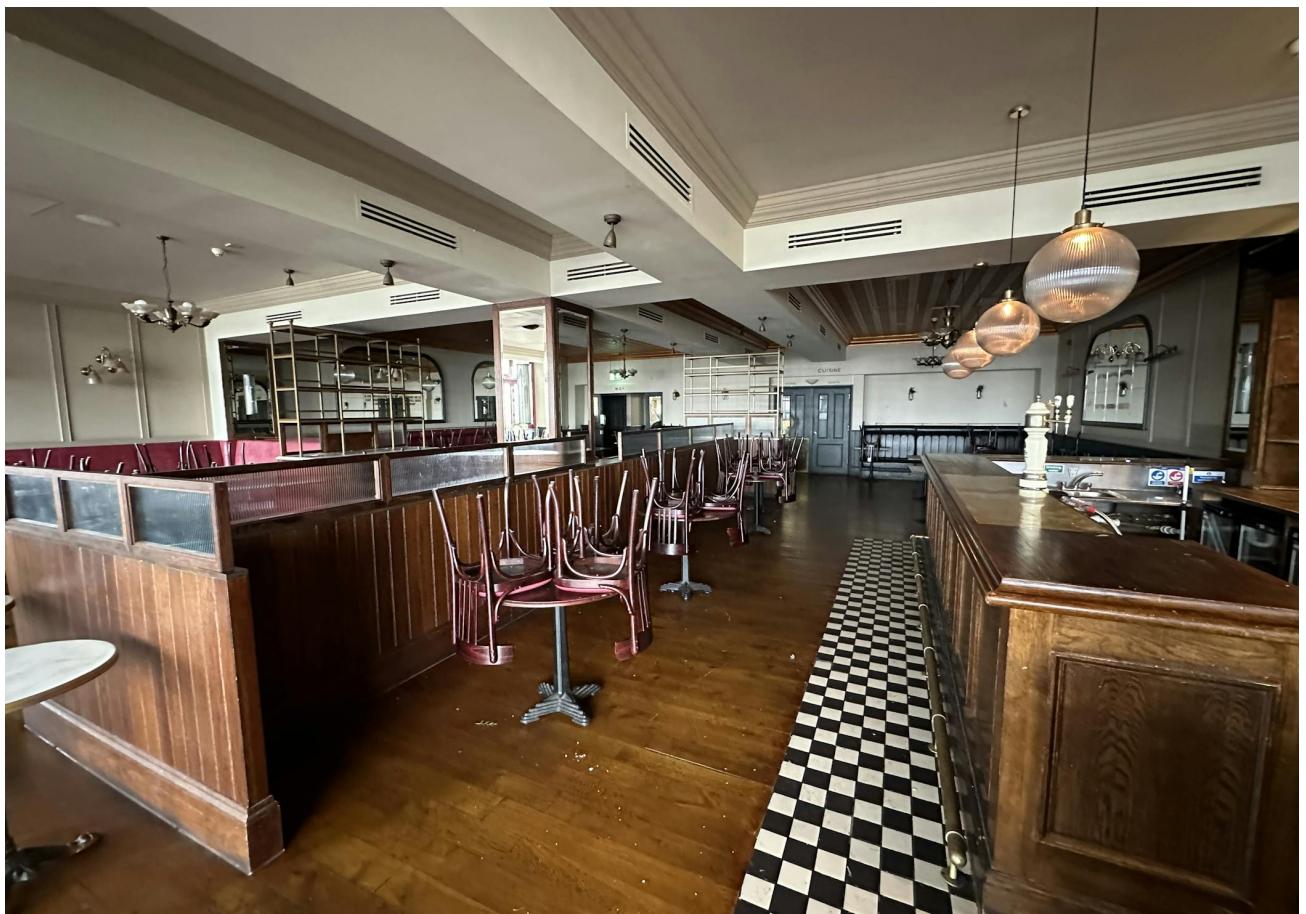
James Hawley

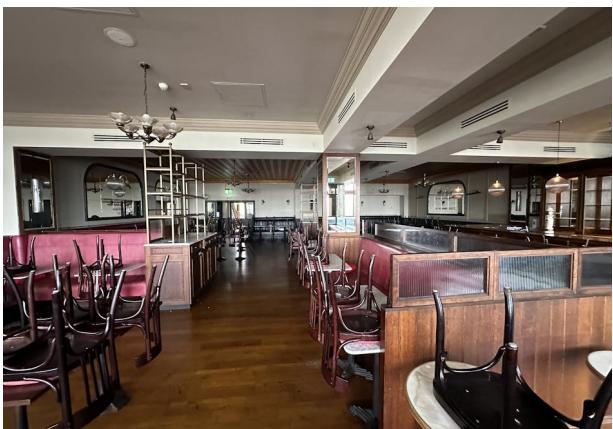
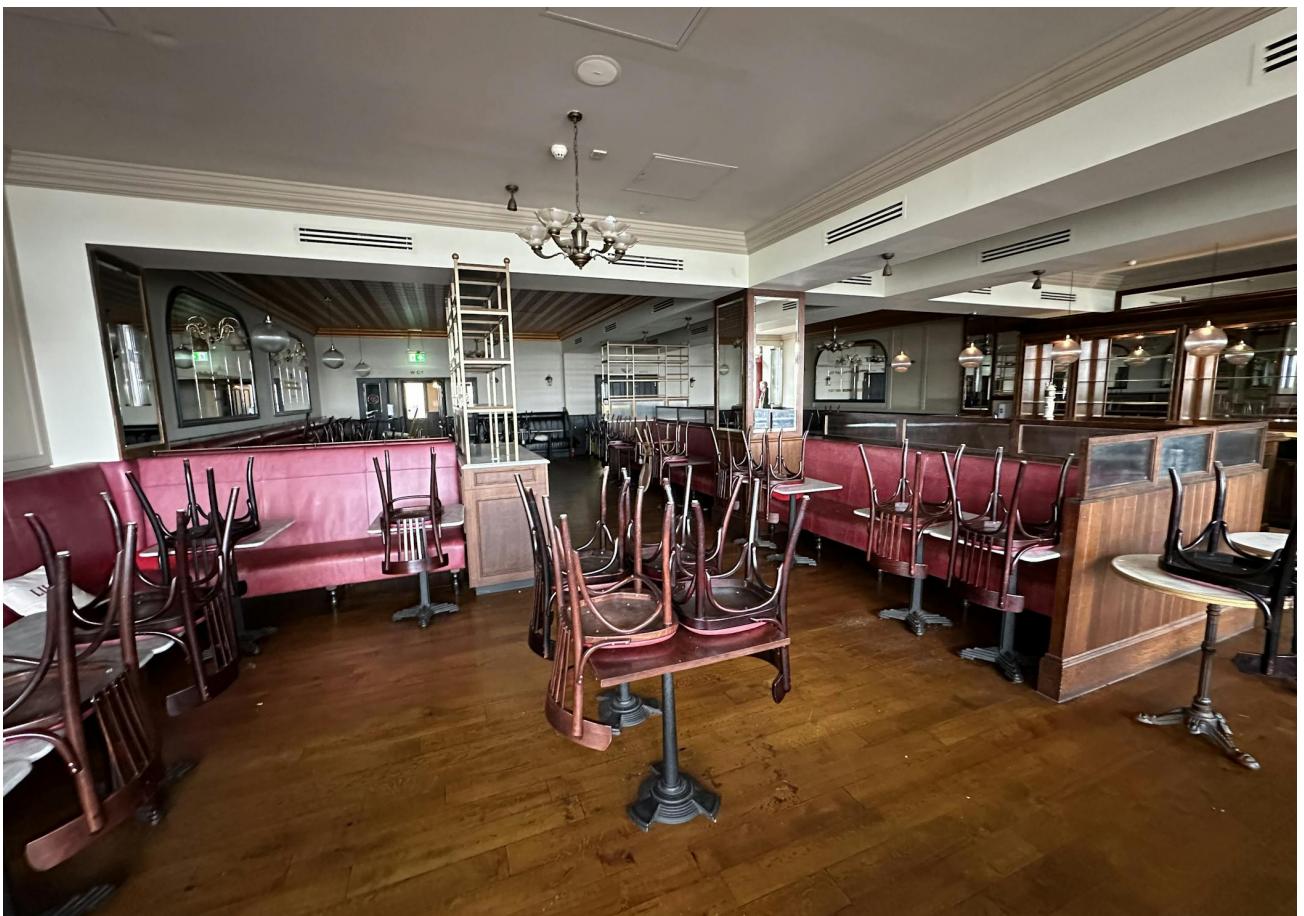
01273 672999 | 07935 901 877
james@eightfold.agency



Alex Gardner

01273 672999 | 07511 017289
alex@eightfold.agency







Energy performance certificate (EPC)

Unit 6a Boardwalk Level Waterfront Brighton Marina BRIGHTON BN2 5WA	Energy rating B	Valid until: 16 August 2031
		Certificate number: 0088-0202-7309-3728-2900

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

Total floor area 388 square metres

Rules on letting this property

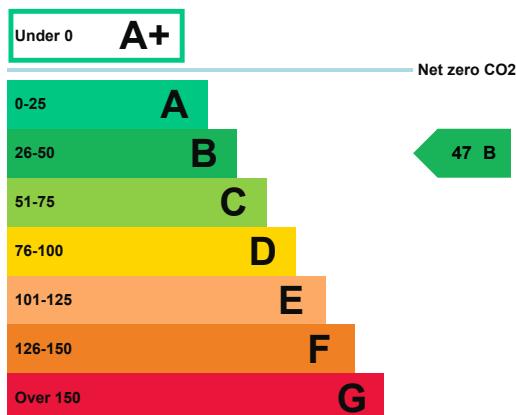
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

32 B

If typical of the existing stock

95 D

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)	103.63
Primary energy use (kWh/m ² per year)	613

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2030-4828-7090-9208-7201\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Damian Williamson
Telephone	0345 111 7700
Email	info@vitaldirect.co.uk

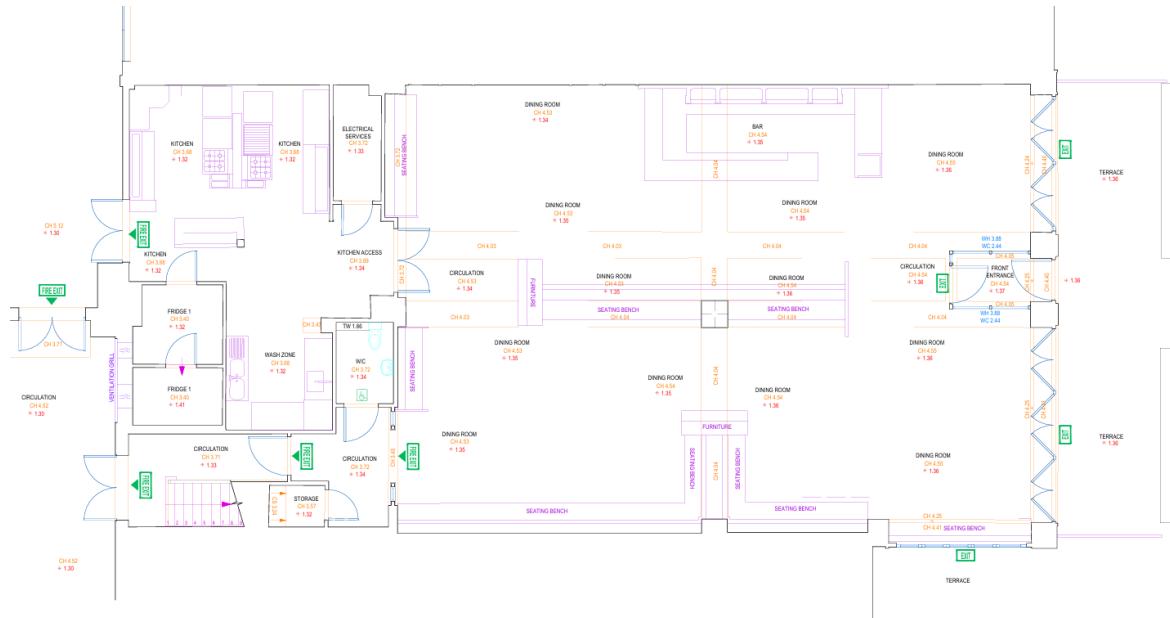
Contacting the accreditation scheme

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

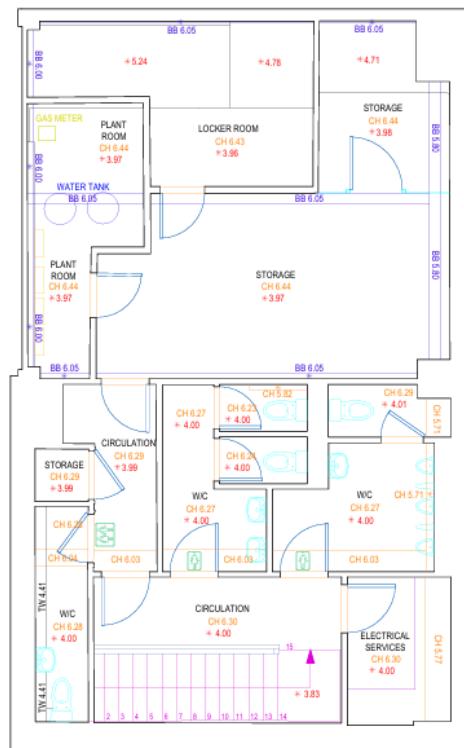
Accreditation scheme	Quidos Limited
Assessor's ID	QUID207806
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

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	3 August 2021
Date of certificate	17 August 2021



GROUND FLOOR



FIRST FLOOR

6a Waterfront, Brighton Marina Village, Brighton, BN2

