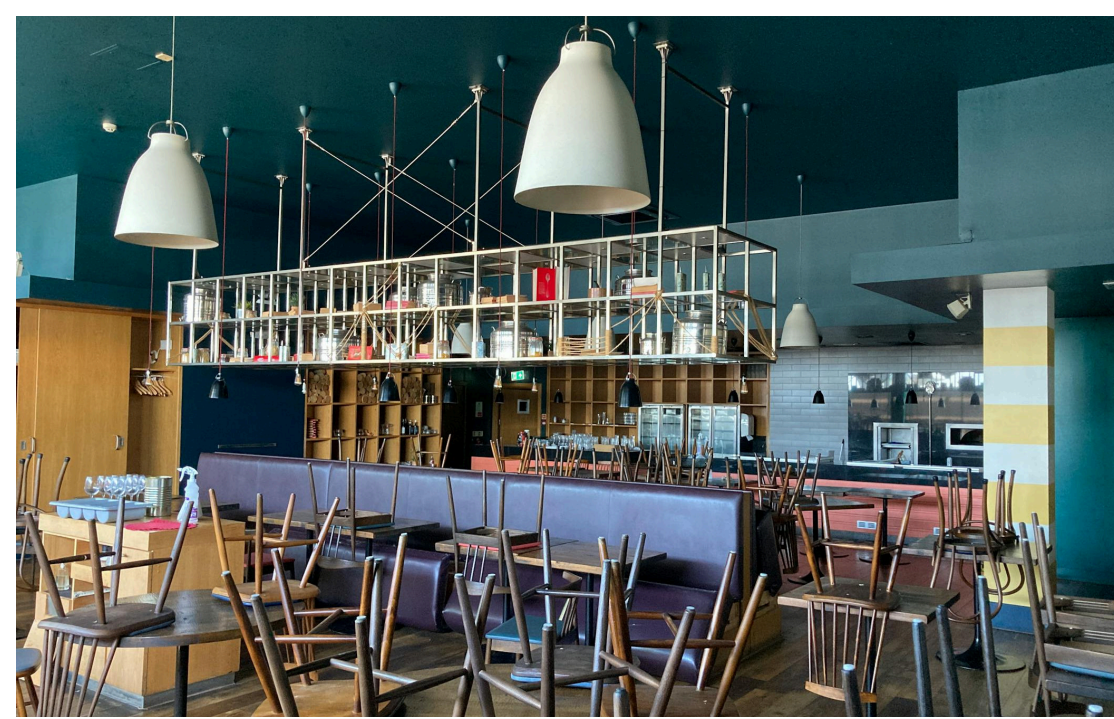




7 The Boardwalk, Brighton Marina Village, Brighton, BN2 5WA

Leisure, Restaurant / Cafe, Retail To Let | £80,000 per annum exclusive of rates, VAT, service charge, insurance & all other outgoings | 3,186 sq ft

FORMER ZIZZI FITTED RESTAURANT WITH SUPERB AL FRESCO DINING & VIEWS ACROSS THE MARINA & OUT TO SEA- 6 MONTHS RENT FREE



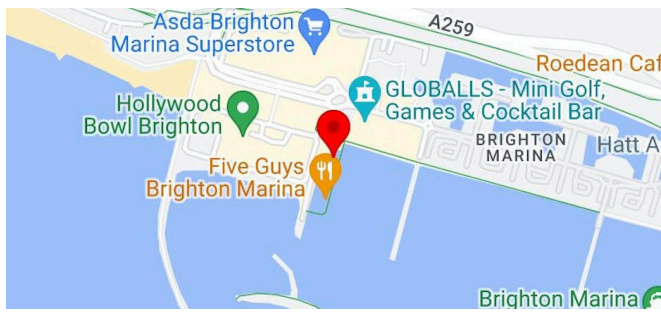
Description

Former Zizzi's restaurant that benefits from many of the previous fixtures & fittings. The unit was fully fitted & has impressive floor to ceiling windows with exceptional views out over the marina. In addition there is an outside seating area for al fresco dining.

Location

The property is situated in a superb location on The Boardwalk overlooking the boat moorings. The unit is surrounded by operators such as Pizza Express, Vroom, VR Golf, Globalls, Nando's, 5 Guys, Mal Maison Boutique Hotel, the newly opened LA Pool & soon to open, family indoor football entertainment space 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. Black Rock sits immediately adjacent to the scheme and is undergoing improvement works which will further enhance the Marina & Access to it.





Summary

- Rent: £80,000 per annum exclusive of rates, VAT, service charge, insurance & all other outgoings
- Business rates: £28,810 per annum Based on the 2026 valuation from April.
- Service charge: A service charge is payable. The service charge budget for the year ending December 2026 is £45,475 per annum.
- Car parking charge: n/a
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (56)
- Lease: New Lease
- Terms: 2 years

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency



Alex Gardner
01273 672999 | 07511 017289
alex@eightfold.agency

Accommodation

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

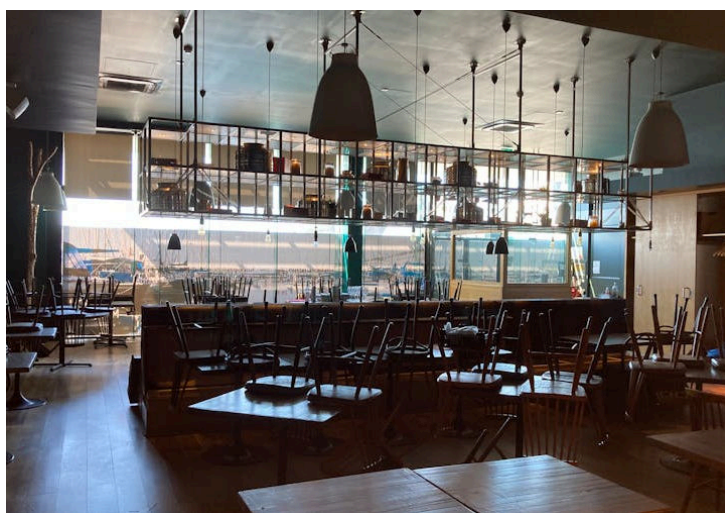
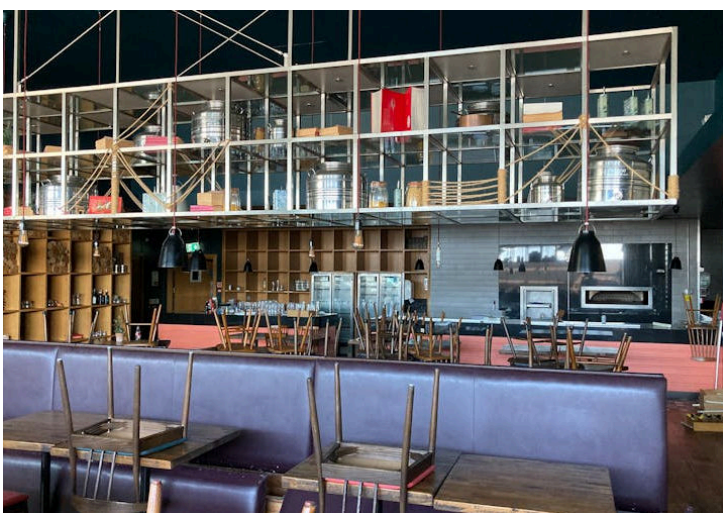
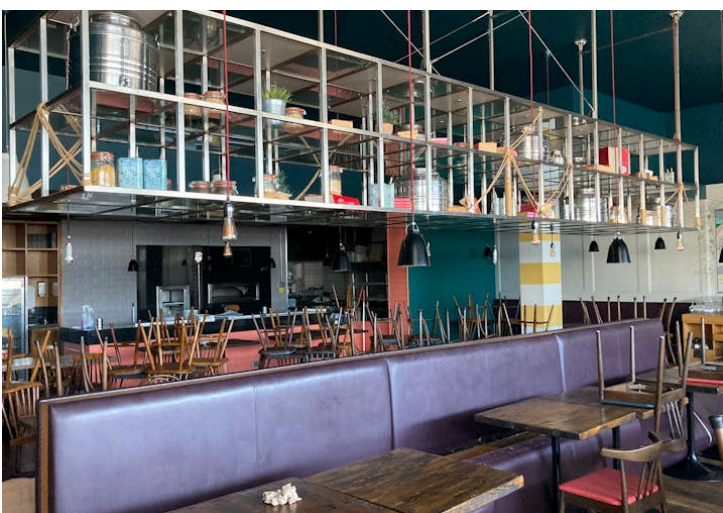
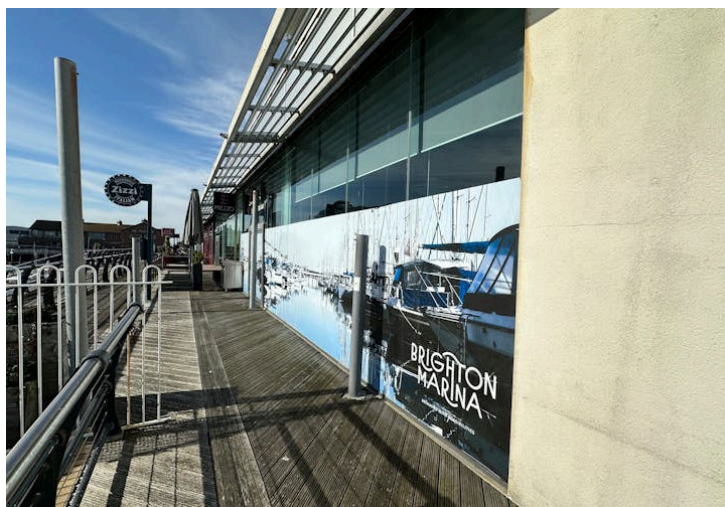
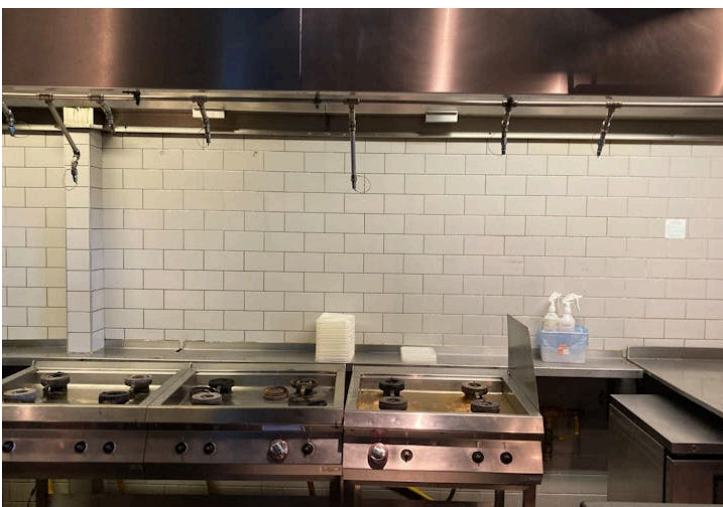
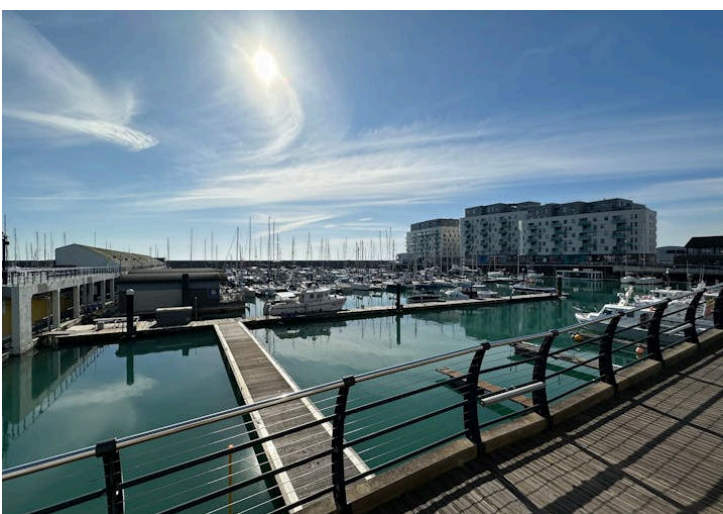
Available by way of a new effective full repairing & insuring lease by way of service charge for a minimum term of 10 years. Subject to status & term 6 months rent free will be available

AML

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

Availability

Available Immediately



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

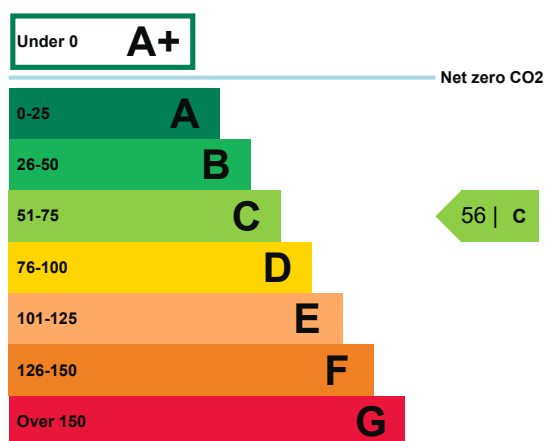
Properties can be let if they have an energy rating from A+ to E.

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
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Assessment level	3
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Building emission rate (kgCO ₂ /m ² per year)	110.2
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Primary energy use (kWh/m ² per year)	652
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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
