



LEISURE / RESTAURANT / CAFE / RETAIL TO LET

3A THE BOARDWALK

Brighton Marina Village, Brighton, BN2 5WA

FULLY FITTED RESTAURANT WITH OUTDOOR
SEATING & STUNNING SEA VIEWS - RENT FREE
NEGOTIABLE

2,142 SQ FT

Eightfold
property

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

Summary

Available Size	2,142 sq ft
Rent	£53,500 per annum Exclusive of rates VAT, service charge & all other outgoings.
Rates Payable	£42,735 per annum Based on the 2023 valuation.
Rateable Value	£77,000
Service Charge	A service charge is payable. The service charge budget for the year ending December 2025 is £42,443.32 per annum.
VAT	Applicable. This will apply to both rent & service charge.
Legal Fees	Each party to bear their own costs
EPC Rating	C (56)

Description

Purpose-built well fitted restaurant premises including a fully equipped former kitchen. The property comprises a ground floor dining space & kitchen to the rear with additional mezzanine overlooking the area below. It also boasts a sought-after outdoor seating area with picturesque views over the waterside and moorings

Location

The property is situated in a delightful position on The Boardwalk at Brighton Marina, surrounded by operators such as Pizza Express, Vroom, VR Golf, Globalbs, Nando's, 5 Guys, Mal Maison Boutique Hotel, the newly opened LA Pool & a soon to open, family indoor football entertainment space. Hollywood Bowl Bowling Alley, an 8 Screen Cineworld Cinema & David Lloyd Gym are also situated to the west of the unit within The Marina. 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.

Accommodation

The accommodation comprises the following areas:

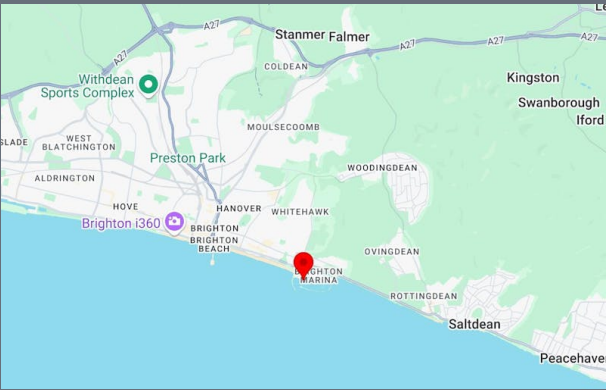
Name	sq ft	sq m
Ground	2,142	199
Total	2,142	199

Terms

Available by way of a new effective full repairing & insuring lease by way of service charge for a term a term of 10 years with 5 yearly rent reviews. Subject to status & term a rent free period is negotiable.

AML

Anti money laundering documentation will need to be collected from proposed tenants in the normal manner before heads of terms can be issued.



Get in touch

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Eightfold Property

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Energy performance certificate (EPC)

3a Waterfront
Brighton Marina Village
BRIGHTON
BN2 5WA

Energy rating

C

Valid until:

11 October 2028

Certificate number:

0870-0638-8609-1000-0092

Property type

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

Total floor area

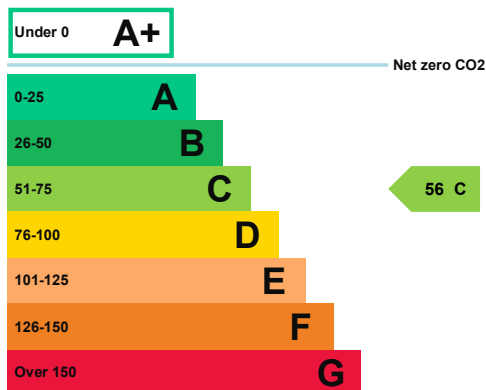
321 square metres

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 C.



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

33 B

If typical of the existing stock

97 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	115.12
Primary energy use (kWh/m ² per year)	675

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0091-0608-0040-8690-7803\)](#).

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	Ashton Kaziboni
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Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO031242
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	4see Ltd
Employer address	Henge Barn Pury Hill Business Park Alderton Road
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 October 2018
Date of certificate	12 October 2018

Floorplan

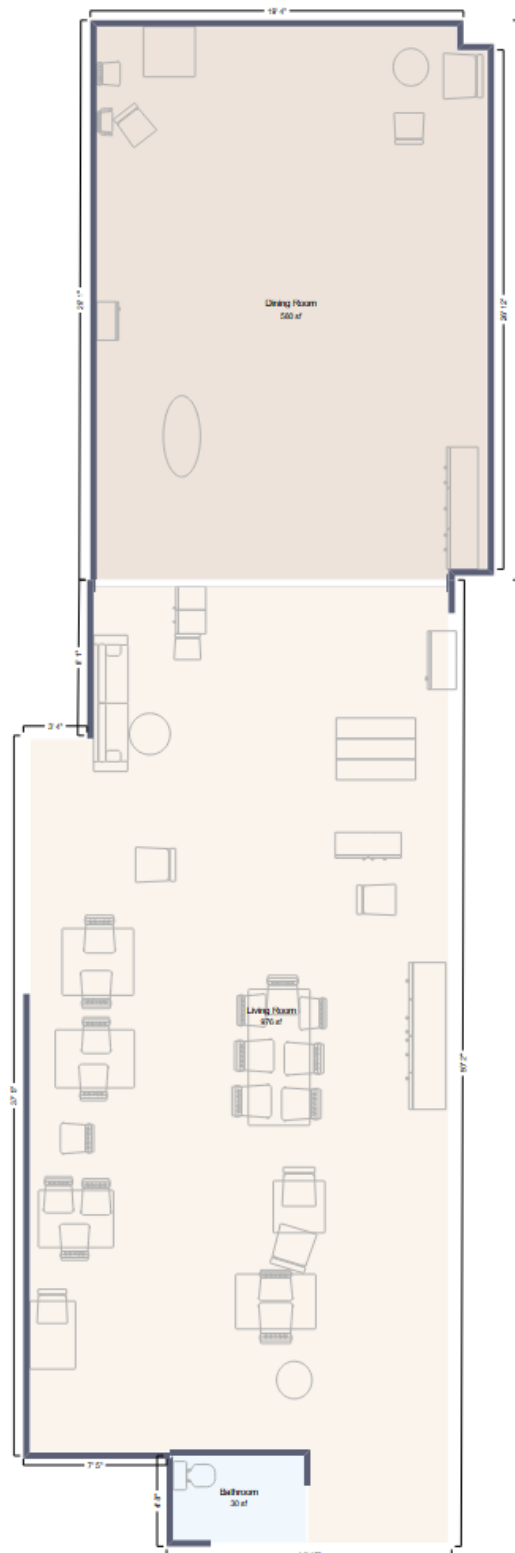
3A The Boardwalk, Brighton Marina Village, Brighton, BN2 5WA

Not to scale

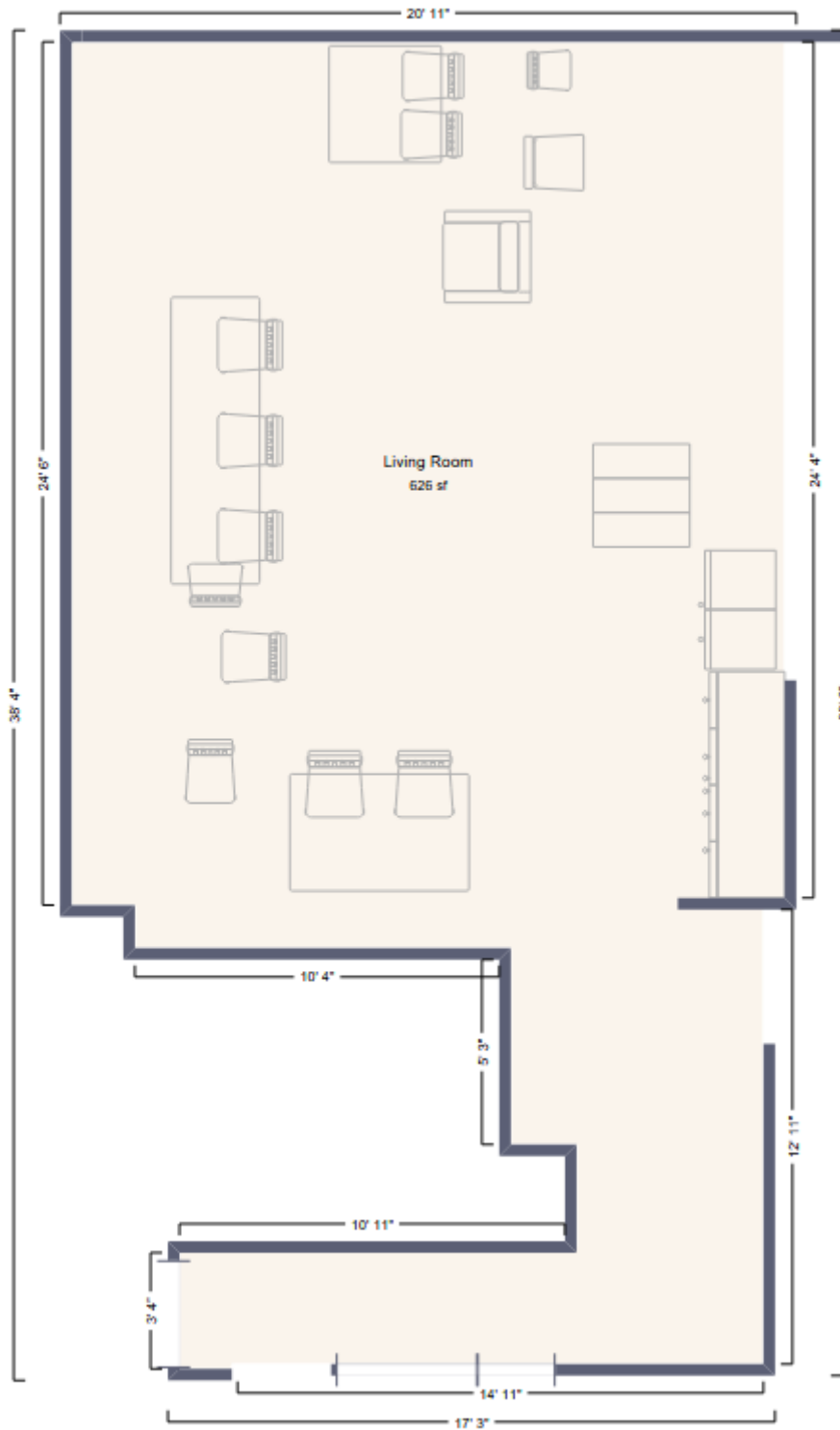
All measurements are approximate

Ground & First Floor – 2,142 square foot / 199 square metres

Ground Floor



First Floor



3a Waterfront, Brighton Marina Village, Brighton, BN2

