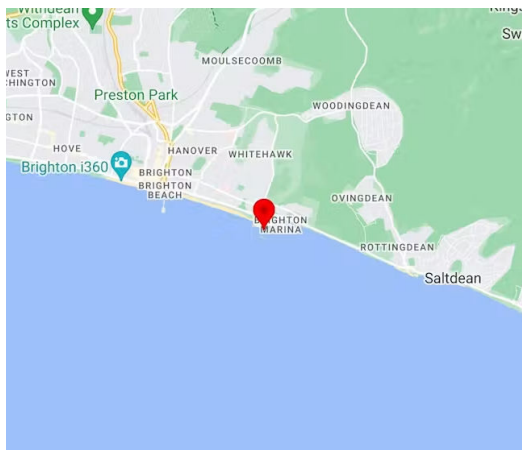


3B The Boardwalk, Brighton Marina Village, Brighton, BN2 5WA

A3 (Restaurants and Cafes), Leisure, Office, Restaurant / Cafe, Retail To Let |
£104,950 per annum Exclusive of rates VAT, service charge & all other
outgoings. | 4,198 sq ft

FITTED RESTAURANT WITH OUTSIDE SPACE & OUTSTANDING SEA VIEWS LOCATED ON BRIGHTON MARINA
BOARDWALK-6 MONTHS RENT FREE



Description

A purpose built restaurant premises that benefits from many fixtures & fittings from the previous operator including the previously functioning kitchen. In addition to the restaurant is a desirable outside seating space overlooking the waterside & 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, Globalls, 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

Name	sq ft	sq m
Ground	4,198	390.01
Total	4,198	390.01

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 6 months rent free will be available

AML

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

Summary

- Rent: £104,950 per annum Exclusive of rates VAT, service charge & all other outgoings.
- Business rates: £36,765 per annum Based on the 2026 valuation from April.
- Rateable value: £85,500
- Service charge: A service charge is payable. The service charge budget for the year ending December 2025 is £52,225 per annum.
- VAT: Applicable. This will apply to both rent & service charge.
- Legal fees: Each party to bear their own costs
- EPC: C (60)
- Lease: New Lease
- Terms: 5 years

Further information

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

Contact & Viewings



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



James Hawley
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james@eightfold.agency



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



Tamara Lamb (CBRE)
07930 837881
tamara.lamb@cbre.com



Energy performance certificate (EPC)

UNIT 3B
BOARDWALK LEVEL
WATERFRONT
BRIGHTON MARINA
BRIGHTON
BN2 5WA

Energy rating

C

Valid until: 12 April 2031

Certificate number: 0040-0202-4309-2827-2400

Property type

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

Total floor area

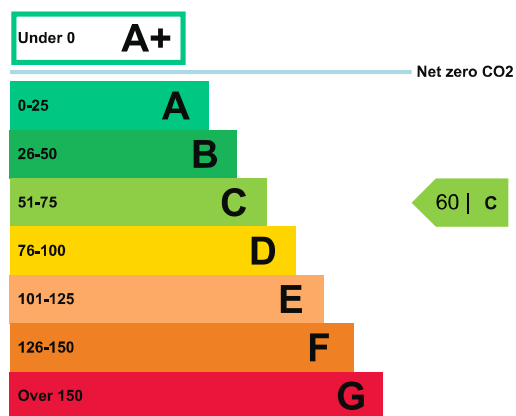
400 square metres

Rules on letting this property

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

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

35 | B

If typical of the existing stock

102 | E

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 (kgCO2/m2 per year)	132.87
Primary energy use (kWh/m2 per year)	786

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2020-4024-4090-4207-8201\)](#).

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

3b Waterfront, Brighton Marina Village, Brighton, BN2

