

6A The Waterfront, Brighton Marina Village, Brighton, BN2 5WA

A3 (Restaurants and Cafes), Leisure, Pub / Bar / Club, Restaurant / Cafe To Let
| £85,000 per annum exclusive of rates, VAT, service charge, insurance & all other outgoings | 3,370 sq ft

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



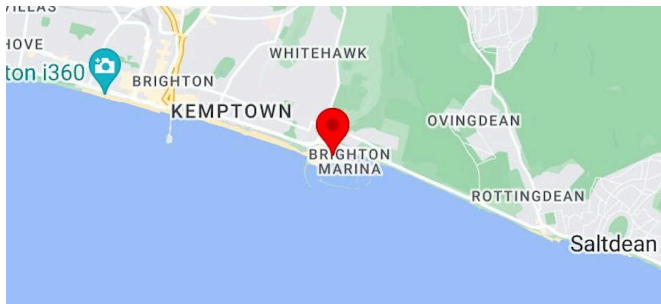
Description

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 over looking 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.





Summary

- Rent: £85,000 per annum exclusive of rates, VAT, service charge, insurance & all other outgoings
- Business rates: £25,920 per annum A further discount of up to 75% may be available under the current government scheme.
- 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.
- EPC: B (47)
- 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
01273 672999 | 07935 901 877

Accommodation

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

Terms

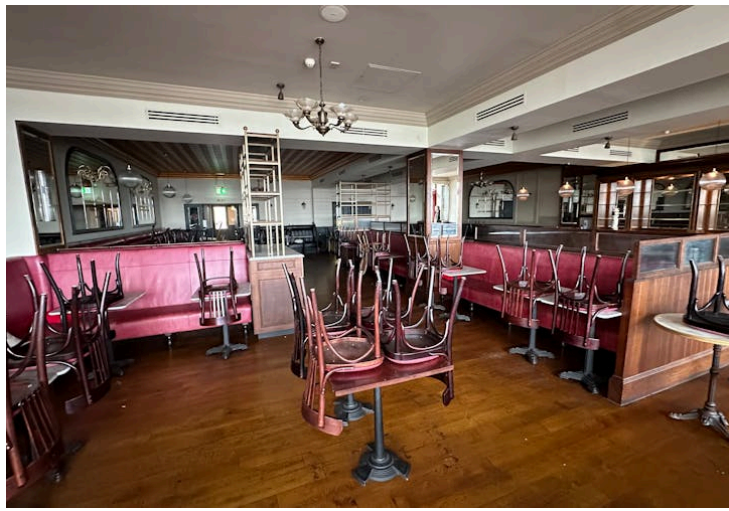
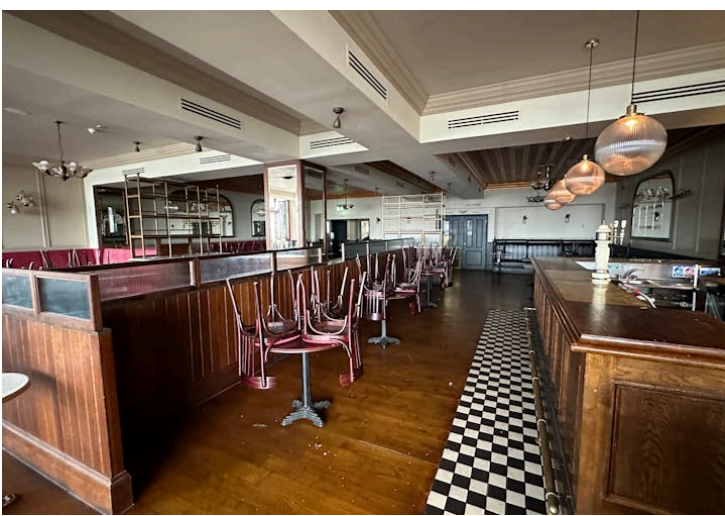
Available by way of a new effective full repairing & insuring lease for a minimum term of 5 years. Subject to status & term 6 months rent free will be available

AML

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

Availability

Subject to vacant possession.





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

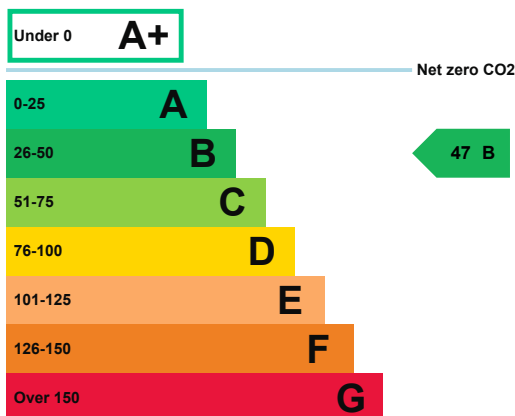
Properties can be let if they have an energy rating from A+ to E.

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 (kgCO2/m2 per year)	103.63
Primary energy use (kWh/m2 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

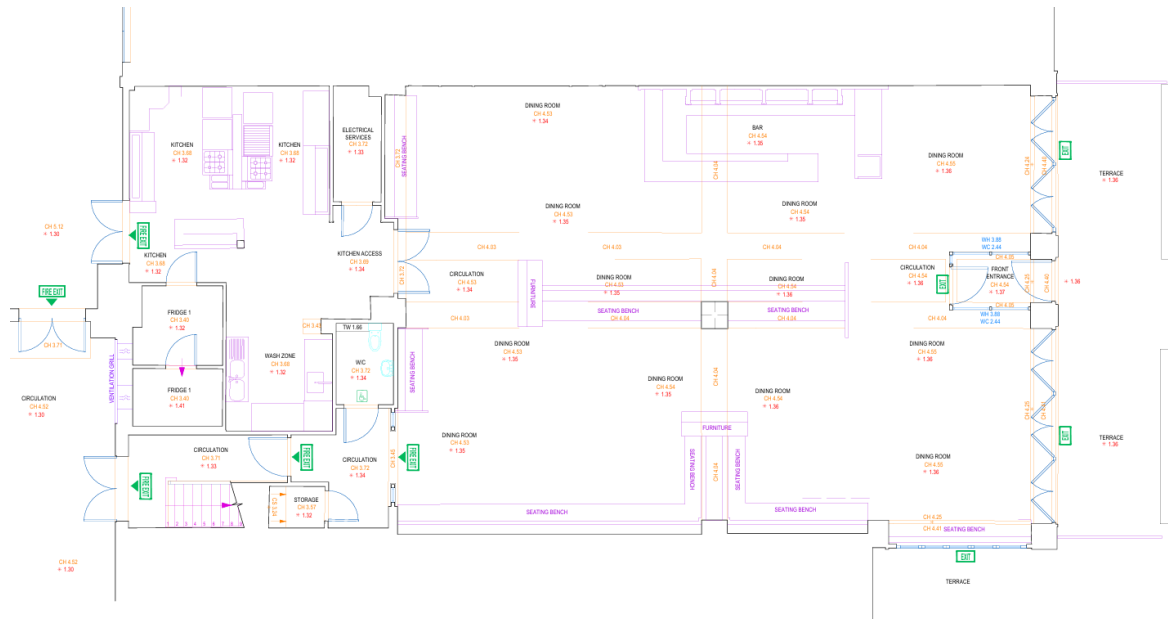
Contacting the accreditation scheme

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

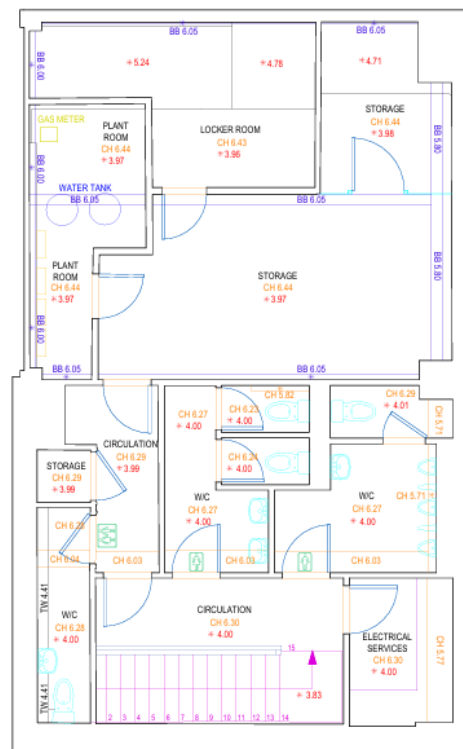
Accreditation scheme	Quidos Limited
Assessor's ID	QUID207806
Telephone	01225 667 570
Email	info@quidos.co.uk

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

