



A3 (RESTAURANTS AND CAFES) / OFFICE TO LET

## 23 THE WATERFRONT

Brighton Marina, Brighton, BN2 5WD

An outstanding octagonal waterside restaurant premises to let on a new lease with no premium.

7,264 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

Available Size	7,264 sq ft
Rent	£50,000 per annum exclusive of rates, service charge, VAT & all other outgoings.
Rates Payable	£14,471 per annum
Rateable Value	£29,000
Service Charge	A variable service charge is payable on this property, please ask for further details. The estimated cost for the year ending December 2023 is £46,611.02. This is subject to change.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (34)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Restaurant & Bar	7,264	674.85
Total	7,264	674.85

## Description

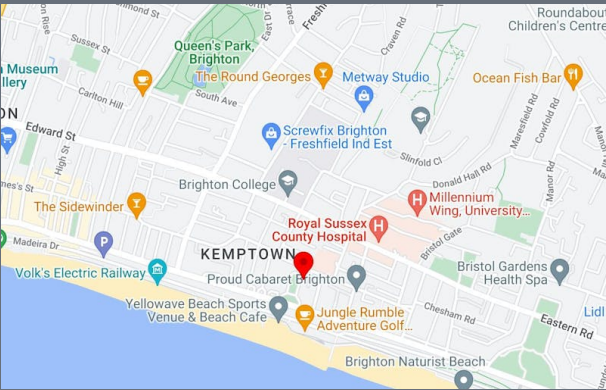
Formed in the shape of an octagon this unique property overlooks the waterside in Brighton Marina & was extensively refurbished in 2018/2019. Arranged over ground & 1st floors the property has a bar area & storage at ground floor with a restaurant & kitchen at 1st floor level. In addition there is also a considerable space externally for tables & chairs.

## Location

The property is located on the northern side of the upper boulevard at Brighton Marina a mixed use complex located to the east of Brighton & Hove. Occupiers in the Marina include Nando's, ASDA, Hollywood Bowl, McDonalds, Five Guys, Cineworld & David Lloyd in addition to Mal Maison Hotel, in addition to a large number of berths & an extensive amount of residential dwellings. The Marina also benefits from extensive multi storey car park located on the south west side of the development.

## Terms

Available by way of a new effective full repairing & insuring lease for a term of at least 5 years, with rent reviews at appropriate intervals if a longer lease is taken. A rent deposit will be required subject to covenant status.



## Get in touch

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### Eightfold Property

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# Energy performance certificate (EPC)

23 Waterfront  
Brighton Marina  
BRIGHTON  
BN2 5WA

Energy rating

**B**

Valid until:

**16 August 2031**

Certificate number: **8408-2239-1002-0208-2002**

Property type

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

Total floor area

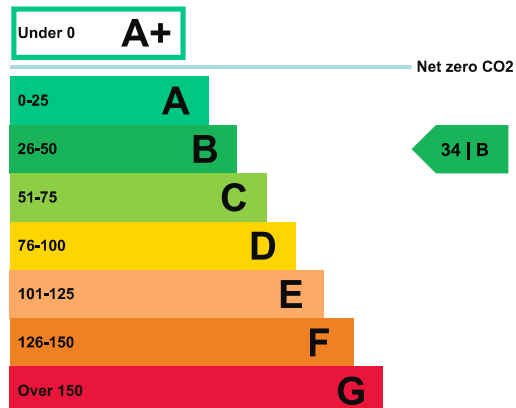
539 square metres

## 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 B.



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

**23 | A**

If typical of the existing stock

**68 | C**

Properties are given a rating from A+ (most efficient) to G (least efficient).

# Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	95.13
Primary energy use (kWh/m2 per year)	545

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8220-0281-0240-4002-0983\)](#).

## 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	<a href="mailto:info@vitaldirect.co.uk">info@vitaldirect.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID207806
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### 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	4 August 2021
Date of certificate	17 August 2021

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# Brighton - Brighton Marina

