



2B THE BOARDWALK

Brighton Marina Village, Brighton, BN2 5WA

**FORMER ZIZZI FITTED
RESTAURANT WITH
SUPERB AL FRESCO
DINING & VIEWS ACROSS
THE MARINA & OUT TO SEA**

4,198 sq ft
(390.01 sq m)

- FORMER ZIZZI'S
- SPECTACULAR MARINA & SEA VIEWS
- SITUATED ON LANDMARK MARINA MIXED USE DEVELOPMENT
- FREE PARKING
- FITTED UNIT
- CLOSE TO CINEMA, GYM, BOWLING ALLEY, SUPERMARKET & HOTEL

2B THE BOARDWALK, Brighton Marina Village, Brighton, BN2 5WA

Summary

Available Size	4,198 sq ft
Rent	£25 per sq ft Exclusive of rates VAT, service charge & all other outgoings.
Rates Payable	£57,856 per annum 20/21 valuation
Rateable Value	£113,000
Service Charge	A service charge is payable please ask for further information
EPC Rating	B (50)

Description

Former GBK restaurant with decked covered outside space & outstanding views across the moorings at Brighton Marina & out into the English Channel. The unit benefits from a mezzanine area as well be well fitted which potential suitors could benefit from the fixtures & fittings in situ allowing for a turnkey operation.

Location

The property is situated in a fantastic position right in the mix of restaurants on The Boardwalk. The unit is surrounded by operators such as Pizza Express, Cafe Rouge, Nando's, 5 Guys & Mal Maison Boutique Hotel 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.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
Ground - Restaurant	2,529	234.95
Mezzanine	564	52.40
Outdoor - Boardwalk Alfresco dining area	556	51.65
Total	3,649	339

Terms

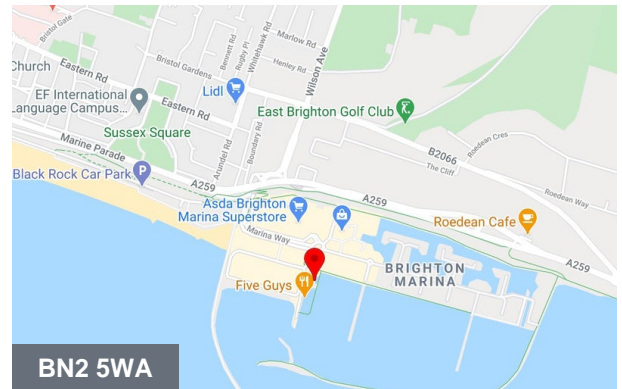
Available by way of a new effective full repairing & insuring lease by way of service charge for a term to be agreed. A short term pop up arrangement may be available, please ask for further information.

VAT

VAT will be payable on rent & service charge at the prevailing rate.

Legal costs

Each side to pay their own legal costs.

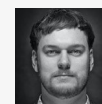


Viewing & Further Information



Max Pollock

01273 672 999 | 07764 794 936
max@eightfold.agency



James Hawley

01273 672 999 | 07935 901 877
james@eightfold.agency

Alex Lowry (Lambert Smith Hampton)

020 7198 2232

Jonathan Moore (Lambert Smith Hampton)

020 7198 2187

Sean Prigmore (Lambert Smith Hampton)

020 7198 2238

Energy performance certificate (EPC)

Unit 2B Waterfront
Brighton Marina Village
BRIGHTON
BN2 5WA

Energy rating

B

Valid until 10 April 2027

Certificate number

0950-0533-1769-9694-7006

Property type

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

Total floor area

174 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.

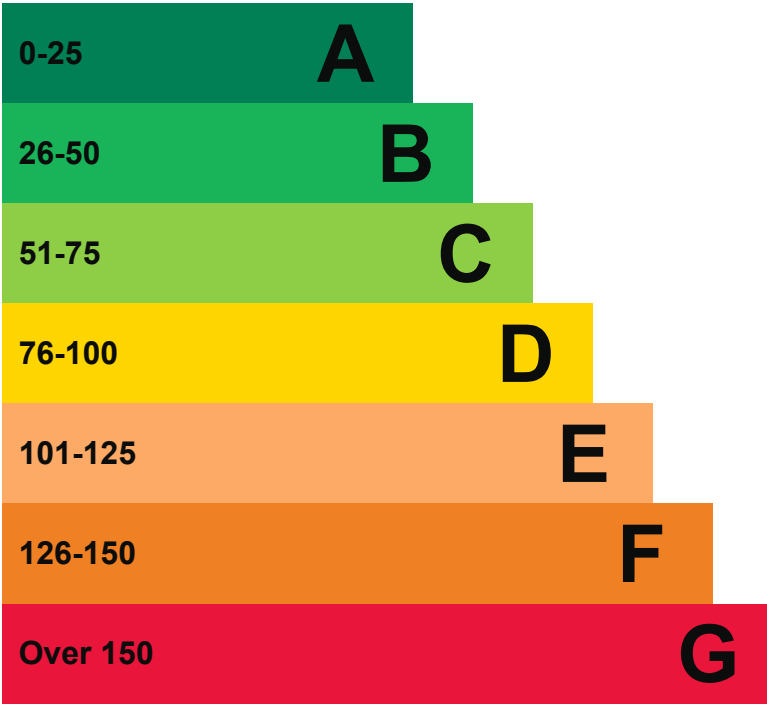
You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is B.

Under 0 **A+**

Net zero CO2



50 | B

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

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

103 | E

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)

116.66

Primary energy use (kWh/m² per year)

690

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0940-5977-0463-1960-5090\)](/energy-certificate/0940-5977-0463-1960-5090).

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

BRITISH EPC

Telephone

02037011068

Email

jonathan@britishepc.com

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/008637

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Date of assessment**

11 April 2017

Date of certificate

11 April 2017

Employer

British EPC

Employer address

Suite 129 77 Beak Street London W1F 9DB

Assessor's declaration

The assessor is not related to the owner of the property.

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.