



7 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

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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	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Former Zizzi's restaurant with outstanding views across the moorings at Brighton Marina & out into the English Channel. The unit has an outside area for dining & 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 - Internal	3,186	295.99
Outdoor - Boardwalk Alfresco dining area	-	-
Total	3,186	295.99

Terms

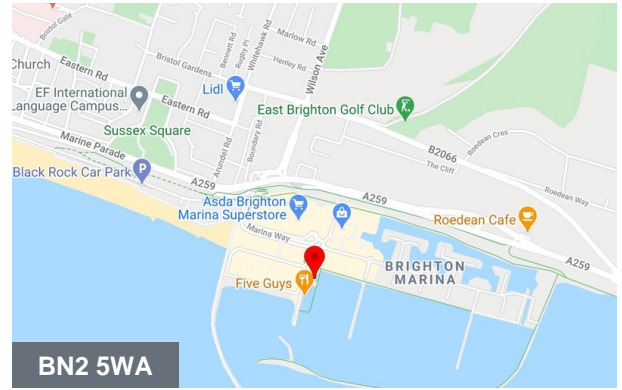
Available by way of a new effective full repairing & insuring lease by way of service charge for a term to be agreed. A short term pop up arrangement may be available, please ask for further information.

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



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