



**graves
jenkins**
PROPERTY PEOPLE

Brighton Commercial
Coach House, 26 Marlborough Place
Brighton, East Sussex BN1 1UB
Telephone: **01273 70 10 70**

To Let: Substantial Restaurant Premises In Brighton Marina

7 The Boardwalk Brighton Marina, Brighton, BN2 5ZB



Substantially fitted restaurant premises to suit any future occupier. A highly prominent site with significant harbour frontage and adjacent to the very popular and busy West Quay bar and restaurant. Customer parking is available in the multi-storey car park within close proximity.

KEY FEATURES

- Prominent Corner Restaurant Premises
- Adjacent to Five Guys, TGI Friday, Bella Italia
- Outside Seating with Views over the Harbour
- Rental Incentives Available
- 2944 sq ft

www.gravesjenkins.com



graves
jenkins
PROPERTY PEOPLE

Brighton Commercial

Coach House, 26 Marlborough Place
Brighton, East Sussex BN1 1UB

Telephone: **01273 70 10 70**

7 The Boardwalk Brighton Marina, Brighton, BN2 5ZB

LOCATION

Brighton Marina is a key destination for residents and tourists alike offering an unrivalled leisure, dining and living experience in this unique seafront location. The marina has been subject to continual substantial investment in both luxury residences and commercial restaurant space. It is the City's main leisure complex with an 8 screen Cineworld, ASDA shopping centre, Bowlplex, Casino, David Lloyd health and fitness club plus the prestigious Malmaison Hotel. The Boardwalk is Phase I of the new development scheme completed in 2016 and comprising of a number of restaurant outlets including Bella Italia, Five Guys and TGI Fridays, with 8 upper floors of residential accommodation above totalling 195 units.



www.gravesjenkins.com

Commercial Agency • Valuation • Surveys • Rating • Property Management • Landlord & Tenant



7 The Boardwalk Brighton Marina, Brighton, BN2 5ZB

PROPERTY DETAILS

Ground Floor
Restaurant
Premises With
Outside Seating 2944 sq ft (273.51 m2) **To Let: £103,333 pa**
Terrace With
Views Into The
Marina

ACCOMMODATION

Substantially fitted out by the former occupant, with the benefit of full glass floor to ceiling height window frontage offering direct views into the Marina. Warehouse style fit-out with open plant air conditioning and recessed lighting. Vast seating area catering for approximately 70 covers (more possible), whilst a further seated terrace area allows for a further trade.

Fitted Kitchen with separate staff changing/locker area. Rear access point for deliveries. Currently there is a central service counter with wc block, consisting of male, female and DDA facilities. There are two consumer access points within the glassed frontage.

Ground Floor

- Gross Frontage - 61'0
- Internal Width - 60'4 (max)
- Internal Depth - 56'3 (max)
- Total Ground Floor Accommodation - 2,944 sq ft (273. 5 sq m)

Measured Survey - The floor plate is of an irregular shape and therefore each measurement is shown as a guide. Scaled plans are available upon request.

LEASE

A 15 year term from 01/04/2016.

Rent - £103,333 per annum exclusive.

RENT FREE INCENTIVES AVAILABLE - please enquire further.

RENT REVIEW

Upwards only every five years.

REPAIRING LIABILITY

Effective Full Repairing and Insuring by way of service charge. The current service charge (2018) is £16,663 per annum.

BUSINESS RATES

Billing Authority: Brighton & Hove Description: Restaurant and premises Rateable Value: £107,000 Rates Payable: £53,179 Valid from 01 April 2017 (current)

VAT

The property is elected for VAT, therefore VAT is chargeable on terms quoted.

Ingoing tenant to pay all legal fees associated with the transaction.



**graves
jenkins**
PROPERTY PEOPLE

Brighton Commercial
Coach House, 26 Marlborough Place
Brighton, East Sussex BN1 1UB
Telephone: **01273 70 10 70**

7 The Boardwalk Brighton Marina, Brighton, BN2 5ZB

LEGAL FEES

VIEWING ARRANGEMENTS Strictly via prior appointment
through sole agents Graves Jenkins.

CONTACT



Phil Graves
graves@gravesjenkins.com



James Haywood
haywood@gravesjenkins.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

www.gravesjenkins.com

Commercial Agency • Valuation • Surveys • Rating • Property Management • Landlord & Tenant



7 The Boardwalk Brighton Marina, Brighton, BN2 5ZB

EPC REPORT

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	Design Database v26.05 using calculation engine SBEM v5.2.d.2
Property Reference:	310883120000
Assessor Name:	Steve Hull
Assessor Number:	STRO000175
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	Energist UK
Employer/Trading Address:	Energist House, Kemble Enterprise Park, Kemble, Gloucestershire
Issue Date:	11 May 2016
Valid Until:	10 May 2026 (unless superseded by a later certificate)
Related Party Disclosure:	Contracted by the owner to provide other Energy Assessment services.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 9321-4015-0860-0300-9895.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Accreditation. You can obtain contact details of the Accreditation Scheme at www.stroma.com.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.



7 The Boardwalk Brighton Marina, Brighton, BN2 5ZB

Energy Performance Certificate
Non-Domestic Building



7 The Boardwalk
Brighton Marina
BRIGHTON
BN2 5ZB

Certificate Reference Number:
0950-3988-0306-2910-3014

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

47

This is how energy efficient
the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	338
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ² per year):	85.85
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this
one could have ratings as
follows:

26 If newly built

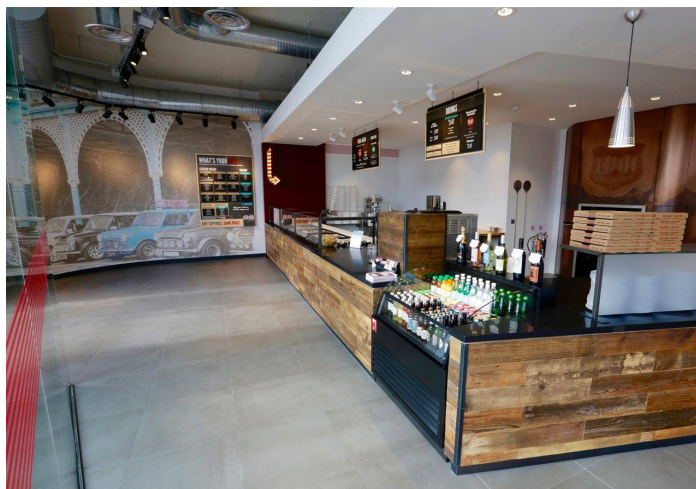
75 If typical of the
existing stock



**graves
jenkins**
PROPERTY PEOPLE

Brighton Commercial
Coach House, 26 Marlborough Place
Brighton, East Sussex BN1 1UB
Telephone: **01273 70 10 70**

7 The Boardwalk Brighton Marina, Brighton, BN2 5ZB



www.gravesjenkins.com

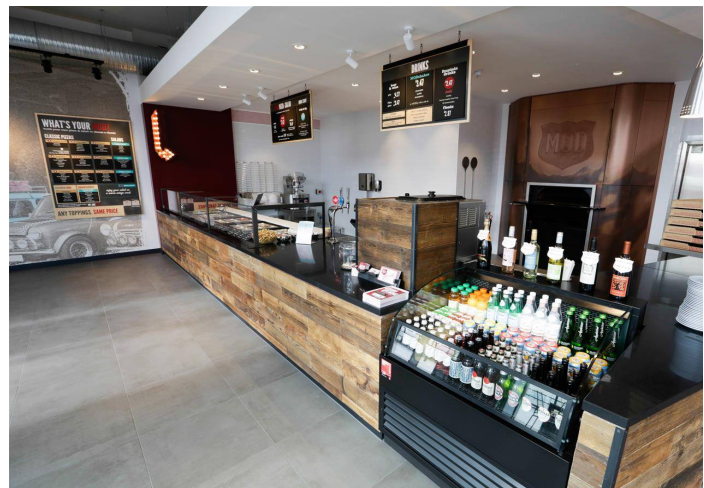
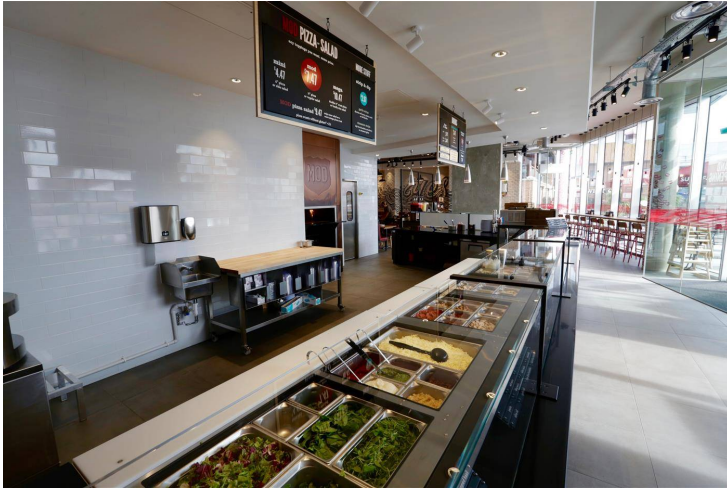
Commercial Agency • Valuation • Surveys • Rating • Property Management • Landlord & Tenant



**graves
jenkins**
PROPERTY PEOPLE

Brighton Commercial
Coach House, 26 Marlborough Place
Brighton, East Sussex BN1 1UB
Telephone: **01273 70 10 70**

7 The Boardwalk Brighton Marina, Brighton, BN2 5ZB



www.gravesjenkins.com

Commercial Agency • Valuation • Surveys • Rating • Property Management • Landlord & Tenant



**graves
jenkins**
PROPERTY PEOPLE

Brighton Commercial
Coach House, 26 Marlborough Place
Brighton, East Sussex BN1 1UB
Telephone: **01273 70 10 70**

7 The Boardwalk Brighton Marina, Brighton, BN2 5ZB



www.gravesjenkins.com

Commercial Agency • Valuation • Surveys • Rating • Property Management • Landlord & Tenant