

FORMER RESTAURANT TO LET



Upper Level, Unit 8

Brighton Marina Village, Brighton, BN2 5WA

LARGE CLASS E PREMISES TO LET

4,984 sq ft
(463.03 sq m)

- OUTSTANDING MARINA LOCATION
- DOUBLE ASPECT
- GOOD CEILING HEIGHT
- FREE ONSITE PARKING
- SITUATED ON A GREAT MIXED USE ESTATE COMPRISING LEISURE, RETAIL, MEDICAL & RESIDENTIAL
- 24 HOUR SECURITY
- ON-SITE MANAGEMENT TEAM

Upper Level, Unit 8, Brighton Marina Village, Brighton, BN2 5WA

Summary

Available Size	4,984 sq ft
Rent	£50,000 per annum exclusive
Rates Payable	£26,368 per annum
Rateable Value	£51,500
EPC Rating	E (120)

Description

Imposing first floor premises with extensive window frontage overlooking the West & North of Brighton Marina from its elevated first floor location. Accessed via a decked first floor area surrounding occupiers include a number of national restaurants as well as independents such as Skara & Bella Napoli.

Location

Brighton Marina is a mixed use complex with a variety of attractions including an 8 screen Cineworld Multiplex cinema, David Lloyd Gym, Hollywood Bowl & Mal Maison 71 Bedroom Boutique Hotel, 1600 boat berths as well as over 1000 dwellings. The Marina has an approximate annual car count of 3.5 million & has free parking for 1600 cars in its free multi-storey car park. There is also a variety of shops & restaurants in addition the various leisure uses which include ASDA, Maidenhead Aquatics, McDonald's, Cafe Rouge, & Nandos.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
Upper Ground - Unit 8	4,984	463.03
Total	4,984	463.03

Terms

Available on a new effective full repairing & insuring lease for a minimum term of 3 years

VAT

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

Legal Costs

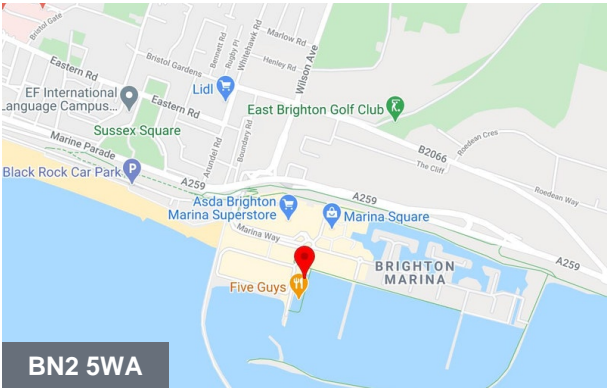
Each party to be responsible for their own legal and all other professional costs incurred in the transaction.

Service Charge

A service charge will be payable on the property based on a fair proportion of expenditure at the Marina complex. Please ask for further details.

Parking Notes

Free parking is available in The Marina multi storey car park.



Viewing & Further Information



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



James Hawley
james@eightfold.agency

Alex Lowry (Lambert Smith Hampton)
020 7198 2232

Sean Prigmore (Lambert Smith Hampton)
020 7198 2238

Jonathan Moore (Lambert Smith Hampton)
020 7198 2187

Energy performance certificate (EPC)

Emperor of China
8 Waterfront
Brighton Marina Village
BRIGHTON
BN2 5WA

Energy rating

E

Valid until 16 October 2021

Certificate number

9900-1984-0359-0750-2034

Property type

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

Total floor area

560 square metres

Rules on letting this property

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

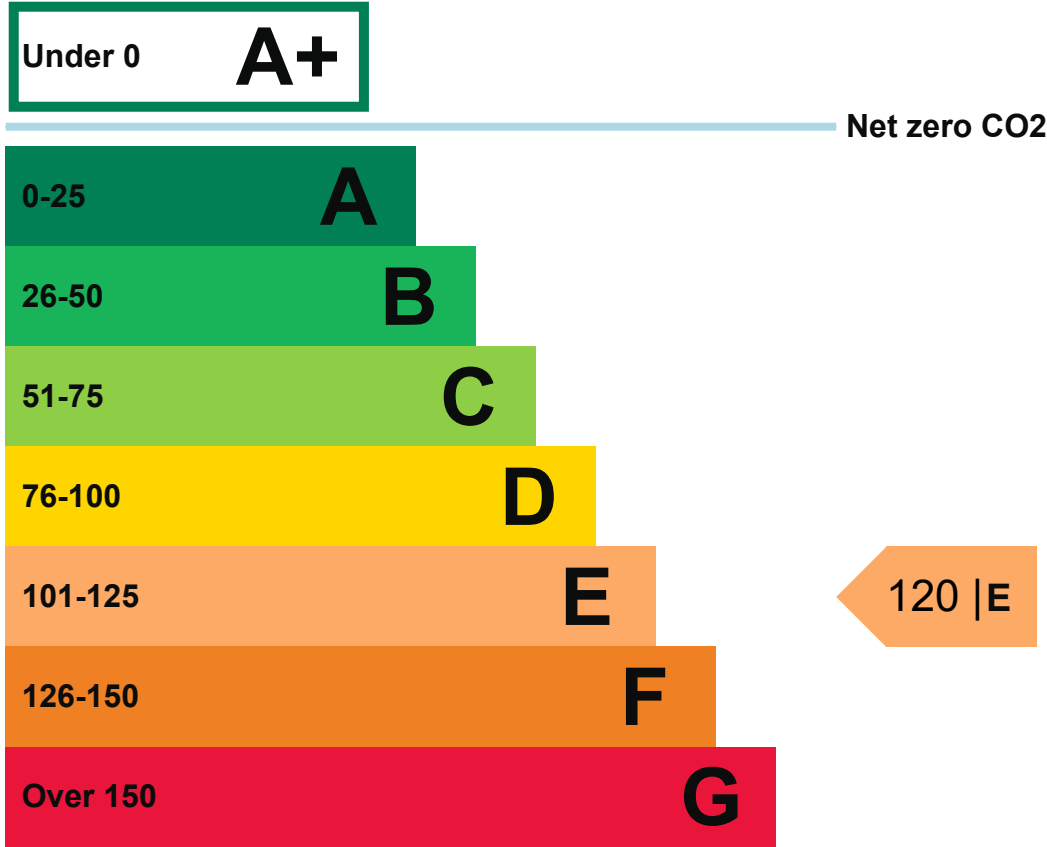
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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 E.



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



If typical of the existing stock



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)

261.14

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9103-4050-0895-0290-7495\)](/energy-certificate/9103-4050-0895-0290-7495).

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

Mr Tony Pearson

Telephone

000000000000

Email

tpearson@sussexsurveyors.com

Accreditation scheme contact details

Accreditation scheme

RICS

Assessor ID

RICS300076

Telephone

020 3829 0748

Email

mhclg.digital-services@communities.gov.uk

Assessment details**Date of assessment**

13 October 2011

Date of certificate

17 October 2011

Employer

Sussex Surveyors LLP

Employer address

10A The Drive, Hove, BN3 3JA

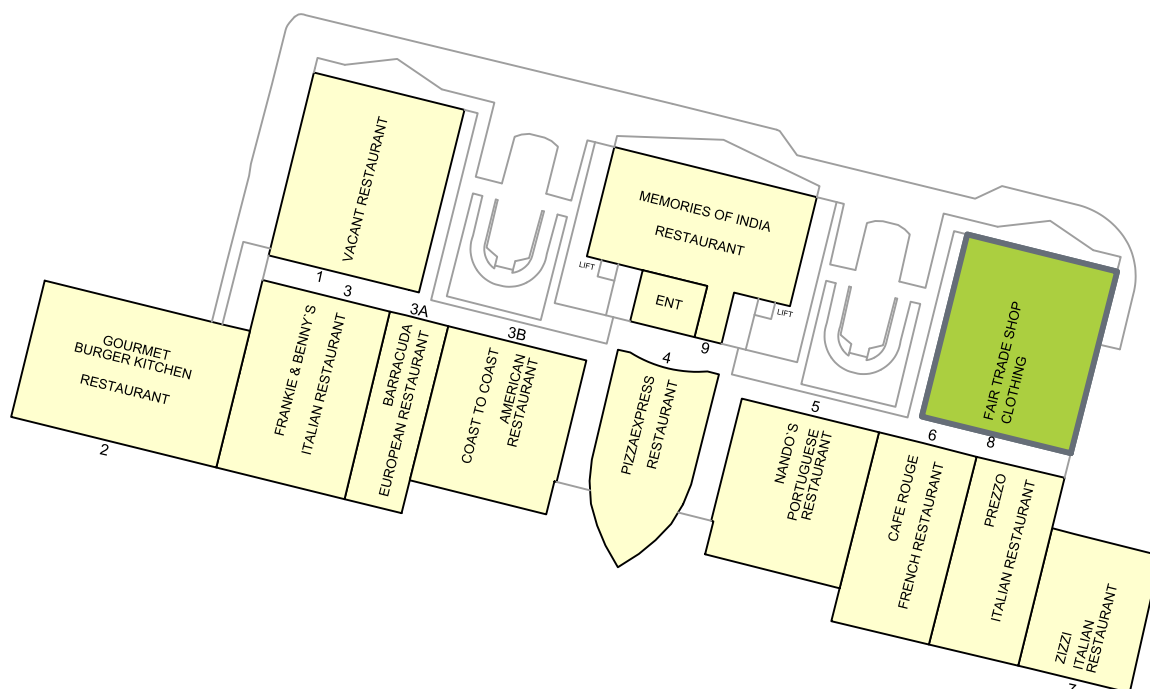
Assessor's declaration

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.



50 metres

Experian Goad Plan Created: 26/06/2020

Created By: Eightfold Property



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