



## 2A THE WATERFRONT

Brighton Marina Village, Brighton, Brighton, BN2 5WA

### LIGHT & AIRY RESTAURANT WITH OUTSIDE SPACE & AMAZING MARINA & SEA VIEWS

2,080 sq ft  
(193.24 sq m)

- OUTSTANDING MARINA & SEA VIEWS
- SITUATED ON LANDMARK MARINA MIXED USE DEVELOPMENT
- FREE PARKING
- FANTASTIC SPACE WITH GREAT CEILING HEIGHT
- CLOSE TO BRIGHTON CITY CENTRE
- CLOSE TO CINEMA, GYM, BOWLING ALLEY, SUPERMARKET & HOTEL

# 2A THE WATERFRONT, Brighton Marina Village, Brighton, Brighton, BN2 5WA

## Summary

<b>Available Size</b>	2,080 sq ft
<b>Rent</b>	£25 per sq ft Exclusive of rates VAT, service charge & all other outgoings.
<b>Rates Payable</b>	£33,792 per annum 20/21 valuation
<b>Rateable Value</b>	£66,000
<b>Service Charge</b>	A service charge is payable please ask for further information
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

A double fronted former restaurant unit with outstanding views across the moorings at Brighton Marina & out into the English Channel. The unit has an outside area for dining as well benefiting from impressive high ceilings that give a light & airy feel to the space.

## Location

The property is situated in a fantastic position as the first unit approached from the free multi storey car park access bridge when approaching 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	1,849	171.78
Outdoor - Terrace Area	231	21.46
<b>Total</b>	<b>2,080</b>	<b>193.24</b>

## Terms

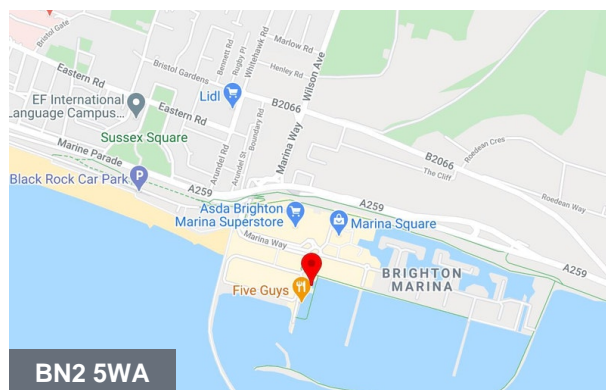
Available by way of a new effective full repairing & insuring lease by way of service charge for a term to be agreed. A short term pop up arrangement may be available, please ask for further information.

## VAT

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

## Legal costs

Each side to pay their own legal costs.

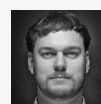


## Viewing & Further Information



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