



## 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 - RATES & SERVICE  
CHARGE ONLY DEAL**

**3,186 sq ft**  
(295.99 sq m)

- RENT FREE- RATES & SERVICE CHARGE ONLY
- 2 YEAR LEASE OUTSIDE THE ACT
- FORMER ZIZZI'S
- SPECTACULAR MARINA & SEA VIEWS
- SITUATED ON LANDMARK MARINA MIXED USE DEVELOPMENT
- FREE PARKING
- FITTED UNIT

# 7 The Boardwalk, Brighton Marina Village, Brighton, BN2 5WA

## Summary

<b>Available Size</b>	3,186 sq ft
<b>Rent</b>	Nil rent payable, exclusive of rates VAT, service charge & all other outgoings which will be payable. The service charge for the year ending December 2023 was £29,296.82 however this figure is subject to change.
<b>Rates Payable</b>	£45,159.50 per annum 2023 valuation
<b>Rateable Value</b>	£90,500
<b>Service Charge</b>	A variable service charge is payable on this property, please ask for further details. The estimated cost for the year ending December 2023 is £29,296.82. This is subject to change.
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (56)

## 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	100	9.29
<b>Total</b>	<b>3,286</b>	<b>305.28</b>

## Terms

Available by way of a new effective full repairing & insuring lease by way of service charge for a term of 2 years on a lease outside the landlord & tenant act. It should be noted that there is some water ingress in part of the property which it is not possible to fix at this time & as such the property is available rent free with service charge, rates & all other charges payable.



## Viewing & Further Information



### Max Pollock

01273 109104 | 07764 794936  
max@eightfold.agency



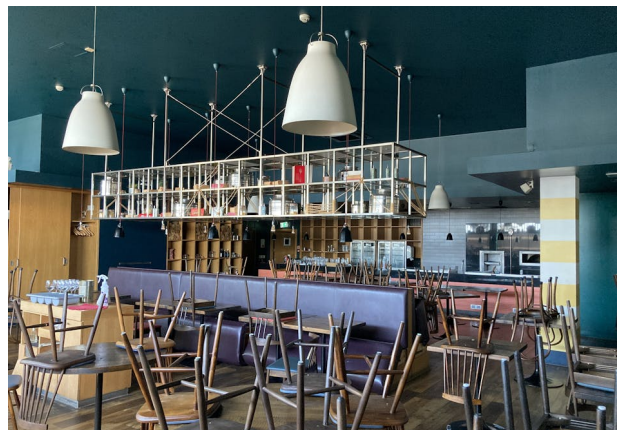
### James Hawley

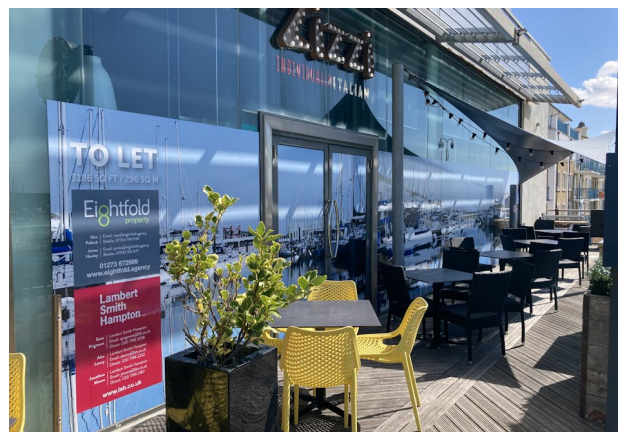
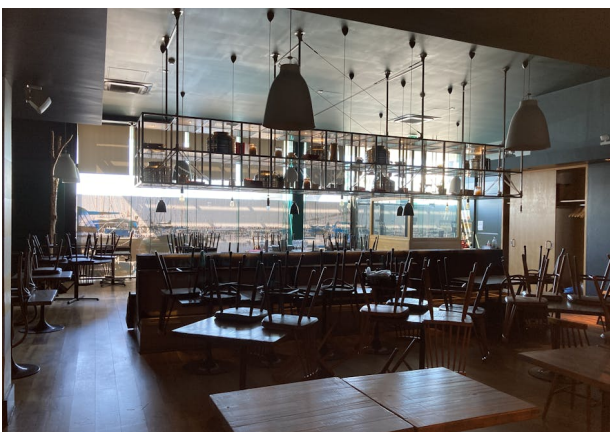
01273 093767 | 07935 901 877  
james@eightfold.agency



### Jack Bree

01273 109121  
jack@eightfold.agency







# Energy performance certificate (EPC)

UNIT 7  
BOARDWALK LEVEL  
WATERFRONT  
BRIGHTON MARINA  
BRIGHTON  
BN2 5WA

Energy rating

C

Valid until: 12 April 2031

Certificate number: 0220-0242-0234-8004-0933

Property type

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

Total floor area

359 square metres

## Rules on letting this property

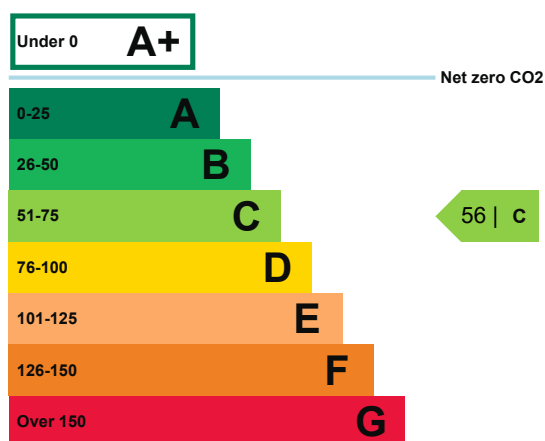
Properties can be let if they have an energy rating from A+ to E.

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.

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

34 | B

If typical of the existing stock

98 | D

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

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## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	110.2
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Primary energy use (kWh/m <sup>2</sup> per year)	652
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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0040-0202-4409-2823-2404\)](#).

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## 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	Damian Williamson
Telephone	0345 111 7700
Email	<a href="mailto:info@vitaldirect.co.uk">info@vitaldirect.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID207806
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### Assessment details

Employer	Vital Direct Ltd
Employer address	Grenville Court, Britwell Road, Burnham, Slough, SL1 8DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 April 2021
Date of certificate	13 April 2021

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