

**WATERFRONT RESTAURANT
 TO LET**
**3A THE WATERFRONT,
 BRIGHTON MARINA VILLAGE, BN2 5WA**

LOCATION:

The subject unit is situated on The Boardwalk, overlooking the waterfront and Marina. Nearby occupiers include GBK, Frankie & Bennies, Pizza Express & Nandos. Brighton Marina is located to the east of the city centre and is accessed via the main A259 coast road. The Marina accommodates a large number of residential dwellings with many more currently under construction. In addition to this there is a supermarket, David Lloyd Gym, Bowling Alley & multi storey car park.

DESCRIPTION:

Well fitted restaurant arranged over ground floor and mezzanine level, a well equipped kitchen to the rear whilst there are presently 124 covers both internally and externally.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas:

	IMPERIAL	METRIC
Max Width	21'4"	6.50 m
Depth	74'7"	22.73 m
Ground Floor		
Restaurant	1512 sq ft	140 sq m
Kitchen	348 sq ft	32.32 sq m
Disabled WC		
Mezzanine		
Restaurant	491 sq ft	45.61 sq m
Storage	178 sq ft	16.53 sq m
Male & Female WC's		

LEASE:

Assignment of an existing Lease for a term of 25 years from 23 December 2005 with provision for 5 yearly rent reviews.

RENT:

£75,000 per annum exclusive of rates, VAT and all other outgoings.



PREMIUM:

Offers invited for this valuable Leasehold interest.

LEGAL COSTS:

Each side to pay their own legal costs.

RATES:

Rateable Value: £94,000 UBR 50.4p (April 2019/2020).

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0260-7960-0303-8200-6014

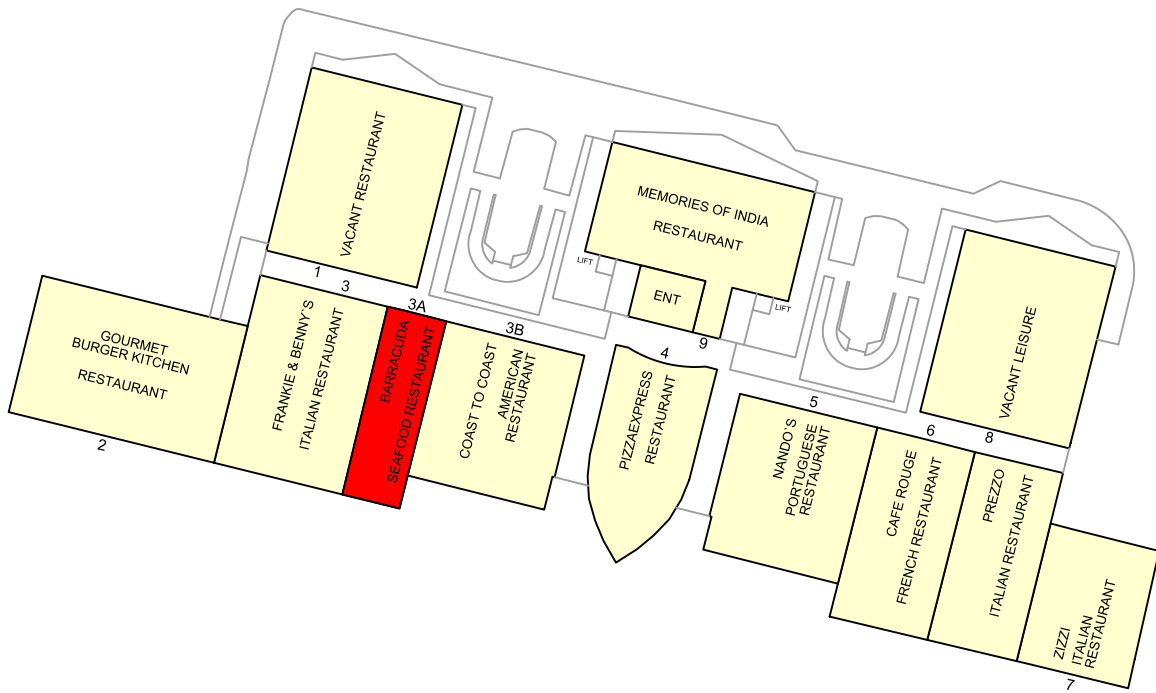
The energy efficiency rating for this property is D 85.

A full copy of the EPC can be viewed at:

www.ndepcregister.com

VIEWING:

By prior appointment through joint agents Carr and Priddle on **01273 208010**.



50 metres

