



## 2A The Waterfront

Brighton Marina Village, 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, BN2 5WA

## Summary

<b>Available Size</b>	2,080 sq ft
<b>Rent</b>	£42,500 per annum Exclusive of rates VAT, service charge & all other outgoings.
<b>Rates Payable</b>	£26,197.50 per annum from 1st April 2023
<b>Rateable Value</b>	£52,500
<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 £25,614.24. This is subject to change.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (92)

## 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.

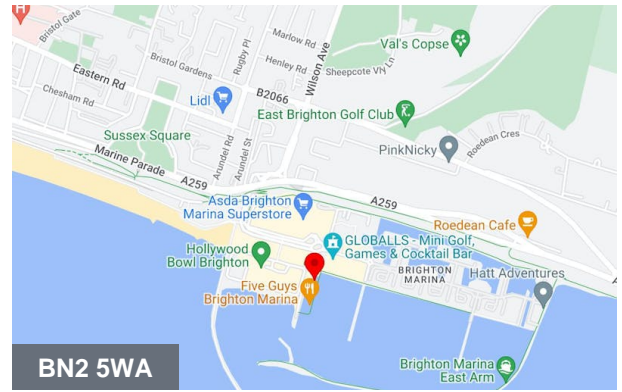
## Accommodation

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 minimum term of 5 years



## Viewing & Further Information



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