



A3 (RESTAURANTS AND CAFES) TO LET

RESTAURANT 2

Brighton Marina Village, Brighton, BN2 5WA

FORMER PIZZA HUT RESTAURANT SITUATED AT
BRIGHTON MARINA

3,700 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	3,700 sq ft
Rent	£130,000 per annum Per annum exclusive of rates service charge and all other outgoings.
Rates Payable	£29,415 per annum based on 2023 valuation
Rateable Value	£53,000
Service Charge	£23,629 per annum The above figure is as per the 2025 service charge budget.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (32)

Description

A stand alone restaurant unit previously occupied by Pizza Hut with 360 degree windows & access along with outside seating.

Location

The property is situated in a great position surrounded by Cineworld, David Lloyd, Hollywood Bowling Alley McDonalds & the multi storey car park. Nearby operators in the marina also include operators such as Pizza Express, Vroom, VR Golf, Globalls, Nando's, 5 Guys, Mal Maison Boutique Hotel, the newly opened LA Pool as well Ball Park an interactive family football game Centre. The Marina is situated to the east of Brighton City Centre & can be accessed easily by car, bus or on foot. Black Rock sits immediately adjacent to the scheme and is undergoing improvement works which will further enhance the Marina & Access to it, where recent announcements indicate an exciting new scheme will start construction in the future.

Accommodation

The accommodation comprises the following areas:

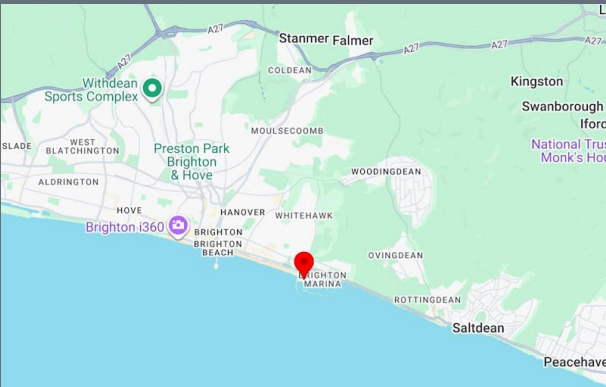
Name	sq ft	sq m
Ground	3,700	343.74
Total	3,700	343.74

Terms

Available to let on a new effective full repairing & insuring lease by way of service charge for a term to be agreed & to be contracted outside of the Landlord & Tenant act 1954.

AML

Anti money laundering searches will be required for all parties with a 25% share or more in the incoming business. these will be charged at a cost of £50 plus VAT per person.



Get in touch

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Energy performance certificate (EPC)

Restaurant 2
Brighton Marina
BRIGHTON
BN2 5WA

Energy rating

B

Valid until:

15 August 2031

Certificate number:

0086-0206-8359-1289-7774

Property type

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

Total floor area

330 square metres

Rules on letting this property

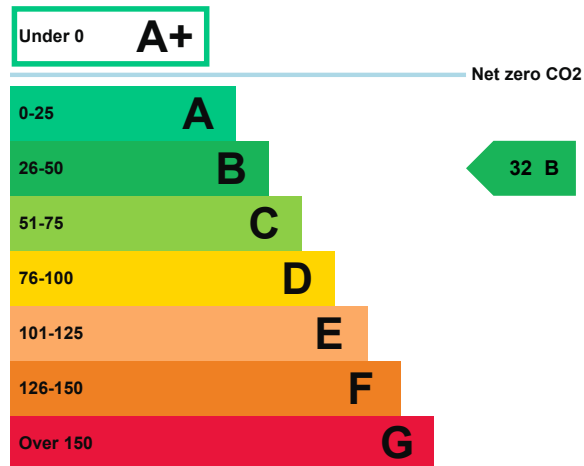
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	26 B
If typical of the existing stock	76 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	86.13
Primary energy use (kWh/m2 per year)	504

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2017-4688-8095-7709-2605\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Damian Williamson
Telephone	0345 111 7700
Email	info@vitaldirect.co.uk

Contacting the accreditation scheme

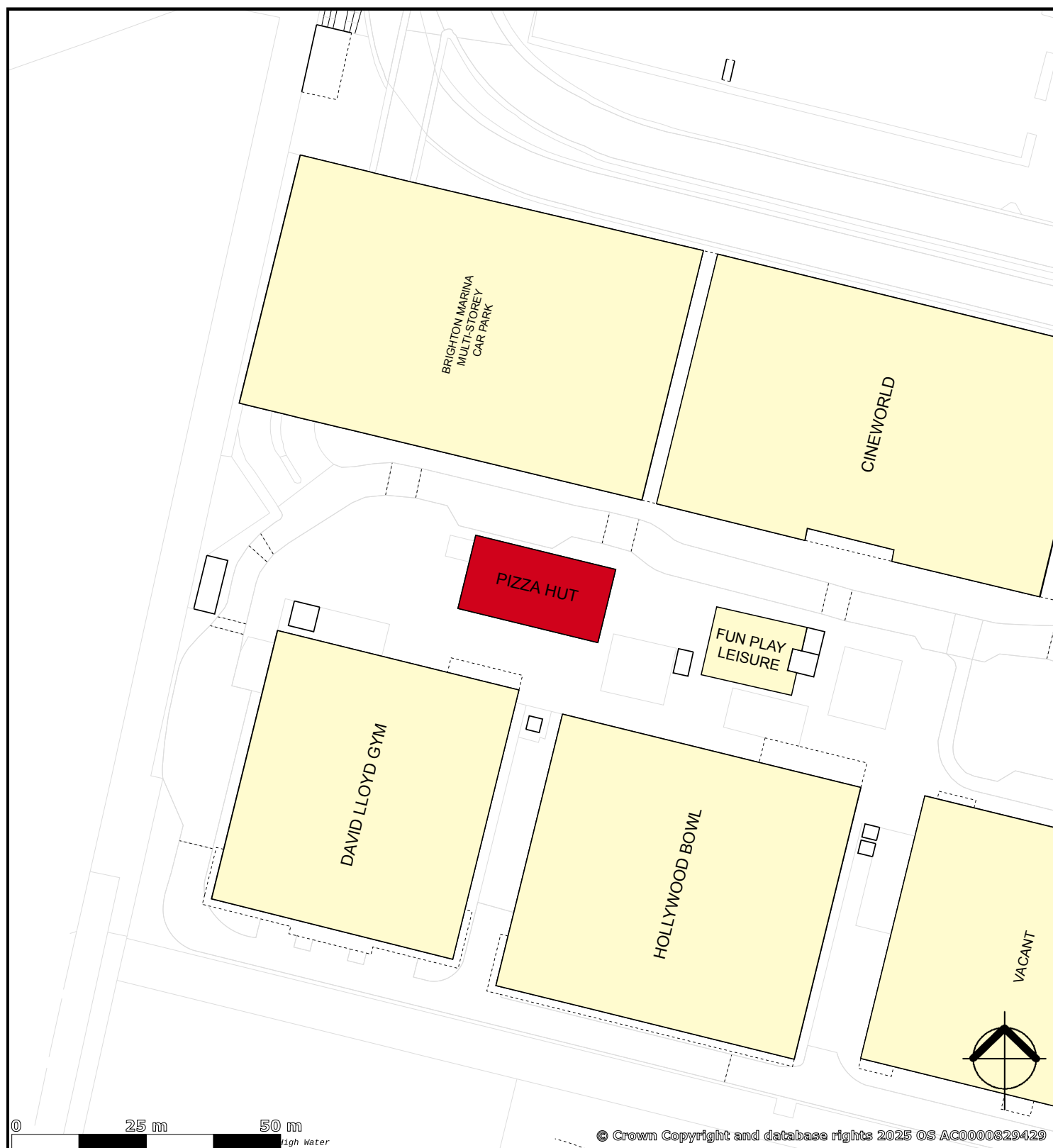
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207806
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

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	2 August 2021
Date of certificate	16 August 2021

Pizza Hut (UK) Ltd, Brighton Marina Village, Brighton, BN2



0 25 m 50 m
High Water

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