

BRIGHTON MARINA FITTED RESTAURANT



UNIT 6 THE WATERFRONT, BRIGHTON MARINA, BN2 5WA

- 130 cover waterfront restaurant
- Fully fitted to a high standard
- Prime location on UK's largest marina
- 22 external covers
- Closed for business – may suit pop-up

**TO LET – GUIDE RENT £75,000 pa – NIL PREMIUM
SUBJECT TO CONTRACT**

COUNL411

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Location

Brighton Marina was constructed in 1970's and comprises a mixed-use development on 127 acres providing residential, leisure and retail uses, built around a working harbour and UK's largest marina.

The restaurant is situated on the boardwalk fronting the marina alongside Nando's and Pizza Express. Other leisure operators include: Five Guys, TGI Friday's, JD Wetherspoon, David Lloyd Leisure, Cineworld, Hollywood Bowl, Malmaison Hotel and McDonald's.

Description

130+ cover waterfront restaurant facing Brighton Marina with 22 external dining covers.

Accommodation

Ground Floor Ground Floor – 130+ dining covers, bar, trade kitchen, disabled WC, chilled storage

First Floor Customer toilets, staff changing, office, dry goods store, liquor store, plant room

Floor Areas (not measured and deduced from VOA, hence for indicative purposes only)

Ground floor circa 4,000 sq ft plus outside trading terrace – lease refers to 3,328 sq ft.

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Tenure

Our client holds a leasehold interest for 15 years from 23rd November 2004, expiring 22nd November 2029. Passing rent £75,000 per annum subject to review 23rd November 2024. An assignment of the existing lease or new sublease would be considered subject to Landlord's consent.

Permitted use – restaurant with ancillary bar within Class A3 of the Town & Country Planning (Use Classes) Order 1987 – Not as a public house. Service charge payable.

Trade

Restaurant now closed for business. Previous opening: 9:00 am to 9:00pm Monday to Thursday and 9:00am – 10:00pm Friday and Saturday.

Premises Licence

Licensed to sell alcohol between the hours 10:00am to midnight Monday to Saturday and to 23:00hrs Sunday.

<https://licensingregister.brighton-hove.gov.uk/licence/14453200502791lapre>

Rating Assessment

Restaurant and premises - £89,500 with effect from April 2023.

Planning

Not listed or in a conservation area.

Exclusions

Anything branded or unique to the Café Rouge brand, tills and computers.

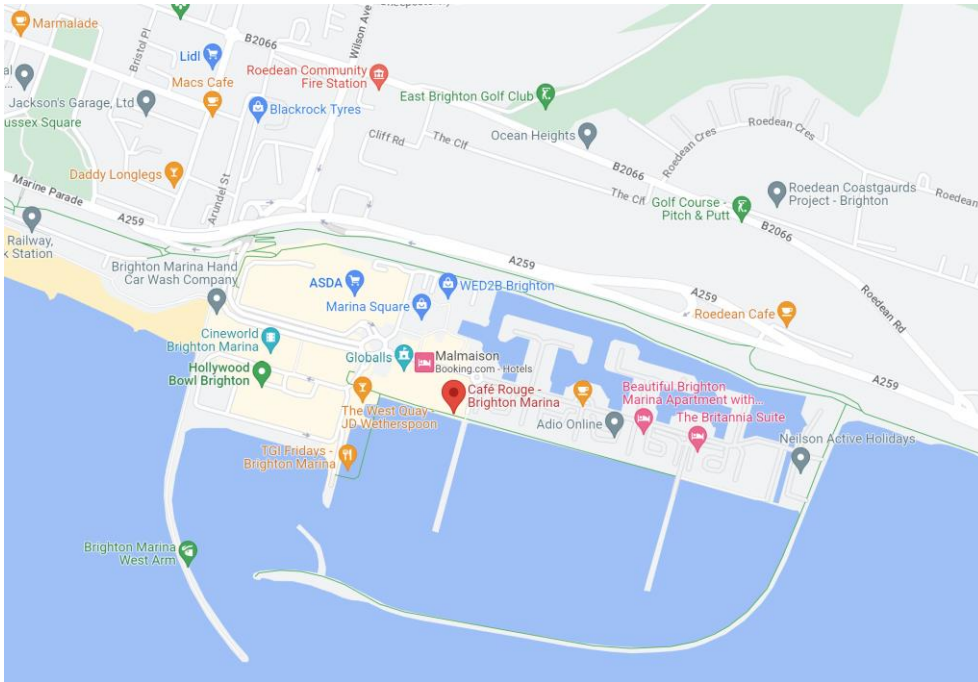
EPC

Available upon request.

Viewing

For further information or to arrange a viewing please contact Richard Negus Tel: 07850 642808 or email: richard.negus@agg.uk.com

Location



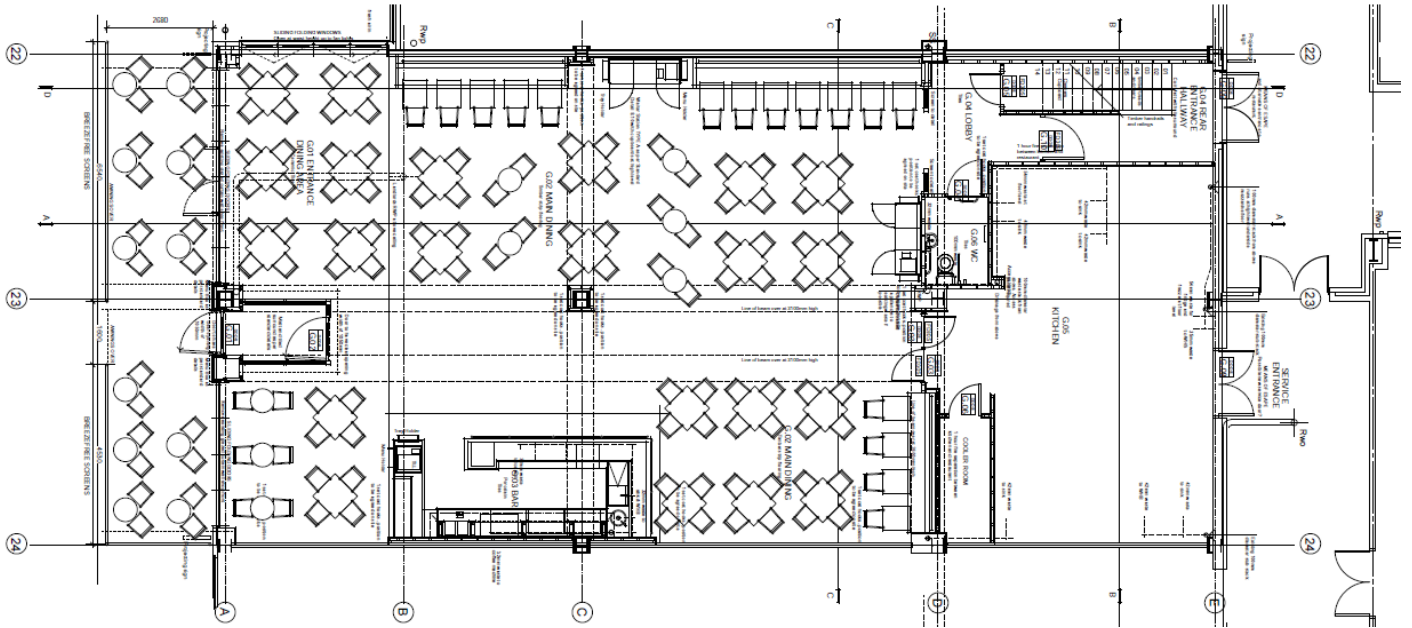
Source: Google Maps. Not to scale - Provided for indicative purposes only.

Photos



Plans

Ground floor



Mezzanine

