



35 Waterfront

Brighton Marina Village, Brighton, BN2 5WA

HIGHLY VISIBLE SHOP UNIT TO LET AT BRIGHTON MARINA

1,034 sq ft
(96.06 sq m)

- PROMINENT UNIT
- GREAT WINDOW FRONTAGE
- POPULAR DESTINATION LOCATION
- FREE PARKING
- MIXED USE SCHEME
- 24 HOUR SECURITY
- ON SITE MANAGEMENT & MARKETING TEAM

35 Waterfront, Brighton Marina Village, Brighton, BN2 5WA

Summary

Available Size	1,034 sq ft
Rent	£16,000 per annum Exclusive of rates, VAT & all other outgoings
Rates Payable	£8,607.75 per annum
Rateable Value	£17,250
Estate Charge	Available on request
EPC Rating	B (50)

Description

A prominent triple aspect ground floor shop unit with access to shared WC facilities.

Location

The property is situated in a very visible spot at Brighton Marina, sighted as you drive into The Marina on the opposite side of the roundabout en-route to the Octagon & Marina Village Squares. Brighton Marina is a mixed use complex located approximately 1 mile to the east of Brighton City Centre with a variety of leisure facilities which include David Lloyd Gym, Casino, an 8 screen Cineworld Multiplex cinema, 23 lane Hollywood Bowl bowling alley and Mal Maison 71 bedroom boutique Hotel. A 1,600 space multi-storey car park helps accommodate an annual car count of 3.5 million to the marina. In addition there is also a variety of shops and restaurants in the marina which include Asda, Pizza Express, Café Rouge, McDonalds, Nandos and Five Guys. The Marina also has a variety of dwellings and 1,600 boat berths.

Terms

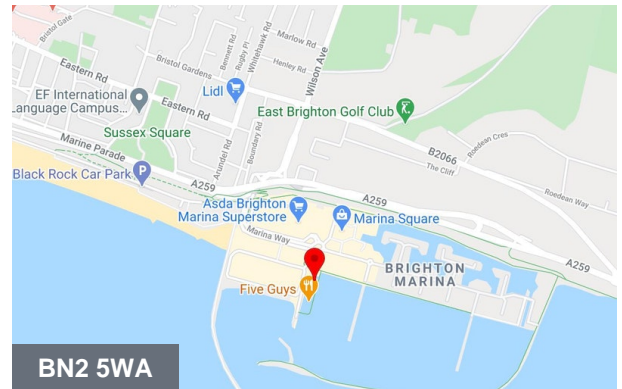
Available on a new effective full repairing and insuring lease by way of service charge for a minimum term of 3 years.

VAT

Rent & service charge are subject to VAT

Legal costs

Each side to pay their own legal costs.



Viewing & Further Information



Max Pollock

01273 672 999 | 07764 794 936

max@eightfold.agency



James Hawley

james@eightfold.agency

Energy performance certificate (EPC)

35, Waterfront
Brighton Marina Village
BRIGHTON
BN2 5WA

Energy rating

B

Valid until 7 April 2023

Certificate number

0596-9976-2030-5000-5703

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

94 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.

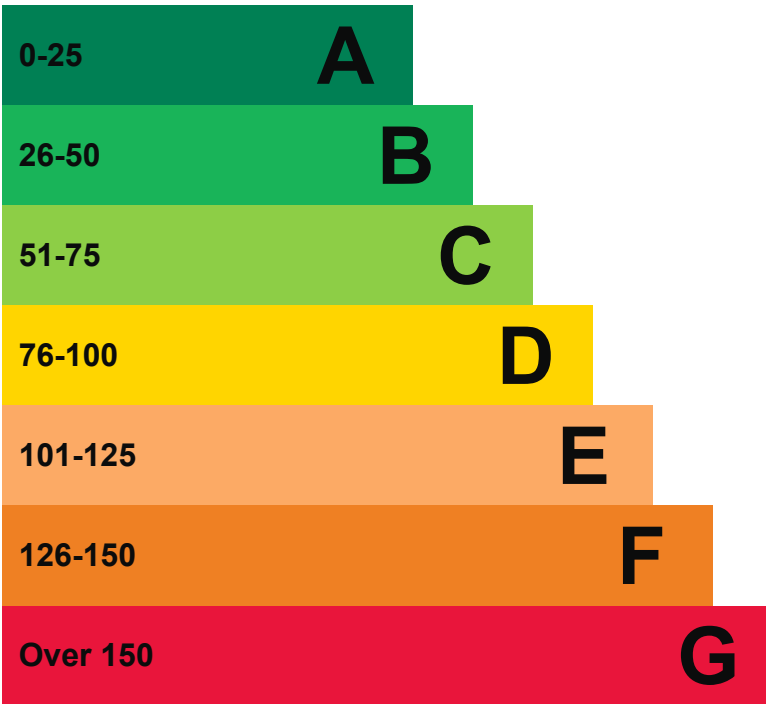
You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is B.

Under 0 **A+**

Net zero CO2



50 | B

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

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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

69 | C

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

73.17

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0970-5905-0427-6500-9064\)](/energy-certificate/0970-5905-0427-6500-9064).

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

Tony Pearson

Telephone

01273 821969

Email

tpearson@sussexsurveyors.com

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/009307

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Date of assessment**

15 March 2013

Date of certificate

8 April 2013

Employer

Sussex Surveyors LLP

Employer address

10a The Drive, Hove, BN3 3JA

Assessor's declaration

The assessor is not related to the owner of the property.

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.