



30 Waterfront

Brighton Marina Village, Brighton, BN2 5WA

**A prominent triple aspect
retail unit to let in Brighton
Marina**

1,707 sq ft
(158.59 sq m)

- Rent £20,000 PAX
- Prominent Frontage
- Triple Aspect
- 24 Hour Security on Site
- Free Parking

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Summary

Available Size	1,707 sq ft
Rent	£20,000 per annum per annum exclusive of rates, VAT & all other outgoings.
Rates Payable	£8,233.50 per annum as of 1st April 2023
Rateable Value	£16,500
Service Charge	The service charge budget for the year end Dec 2023 on this unit was £10901.88
VAT	Applicable. VAT is payable on the rent, and service charge for this property. Whilst notional VAT will be payable any rent deposit.
Legal Fees	Each party to bear their own costs
EPC Rating	B (48)

Description

A well sized triple aspect retail unit in Brighton Marina Village, abutting the Octagon & also Marina Square.

Location

Brighton Marina is a mixed use scheme located approximately 1 mile to the east of Brighton City Centre and has a variety of leisure facilities which include a David Lloyd Gym, an 8 screen Cineworld Multiplex cinema, 23 lane Bowlplex bowling alley and Malmaison, a 71 bedroom boutique Hotel. Recent additions include an expanded Glowballs, glow in the dark golf, and Vrroom, a virtual race simulator.

The marine complex benefits from free parking in the 1,600 multi storey car park, with an annual accommodated car count of approximately 3.5 million, as well as boasting approximately 1,600 boat berths.

There is also a variety of restaurants in the marina which include Pizza Express, Café Rouge, McDonalds, Nandos and Five Guys.

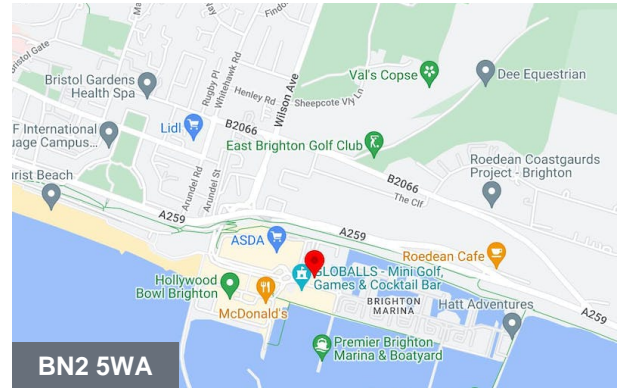
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail Unit	1,707	158.59
Total	1,707	158.59

Terms

Available by way of a new effective full repairing and insuring lease by way of service charge for a term to be agreed.



Viewing & Further Information



Max Pollock

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max@eightfold.agency



James Hawley

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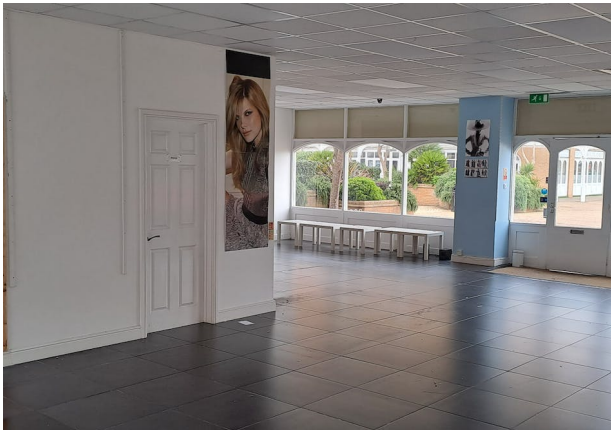


Jack Bree

01273 109121
jack@eightfold.agency







Energy performance certificate (EPC)

30 Waterfront Brighton Marina BRIGHTON BN2 5WA	Energy rating B	Valid until: 15 August 2031 Certificate number: 0084-0202-6309-0227-2604
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Property type	A1/A2 Retail and Financial/Professional services
Total floor area	164 square metres

Rules on letting this property

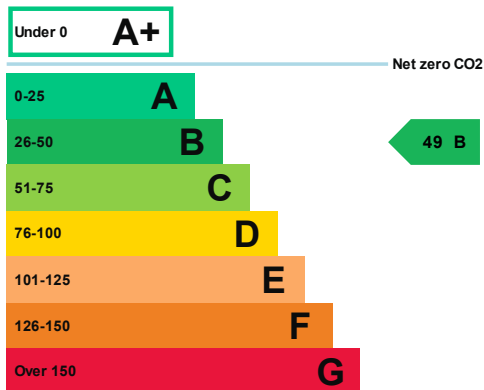
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current 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

17 A

If typical of the existing stock

50 B

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 (kgCO ₂ /m ² per year)	68.61
Primary energy use (kWh/m ² per year)	406

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2000-4428-6090-6207-2205\)](#).

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

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