



OFFICE / RETAIL TO LET

45 BRIGHTON MARINA VILLAGE

Brighton, BN2 5WA

Triple aspect retail unit to let in Brighton Marina

947 SQ FT

Eightfold
property

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

Summary

Available Size	947 sq ft
Rent	£12,500.00 per annum exclusive of rates, service charge VAT & all other outgoings
Rates Payable	£6,362.25 per annum The figure stated will be the revised figure from 1/4/2023. Subject to status the property may qualify for a small business rate relief discount.
Rateable Value	£12,750
Service Charge	The estimated cost for the year ending December 2023 is £6,041.70. This is subject to change.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Floor Area	947	87.98
Total	947	87.98

Description

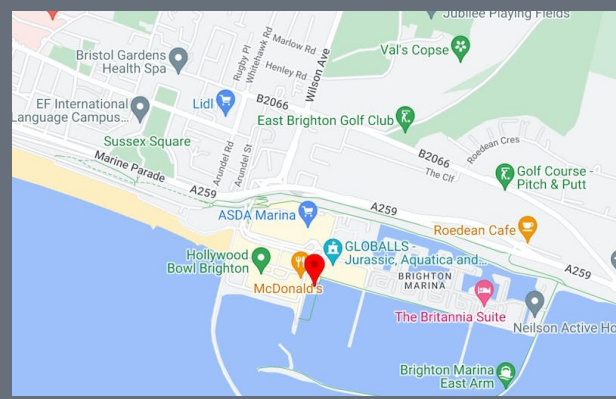
An impressive triple aspect retail unit at Brighton Marina, located in a desirable position by the Octagon & opposite the Waterfront scheme.

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 David Lloyd Gym, an 8 screen Cineworld Multiplex cinema, 23 lane Bowlplex bowling alley and Malmaison 71 bedroom boutique Hotel & Globalls indoor glow in the dark golf. With the benefit of free parking in the 1,600 multi storey car park The Marina has an annual accommodated car count of approximately 3.5 million. There is also a variety of shops and restaurants in the marina which include Pizza Express, Café Rouge, McDonalds, Nandos and Five Guys. In addition, the marina has a variety of dwellings and 1,600 boat berths.

Terms

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



Get in touch

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Eightfold Property

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Energy performance certificate (EPC)

UNIT 45 BRIGHTON MARINA BRIGHTON BN2 5WA	Energy rating C	Valid until: 19 January 2031 Certificate number: 0993-6245-6319-7880-7784
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Property type **A1/A2 Retail and Financial/Professional services**

Total floor area **96 square metres**

Rules on letting this property

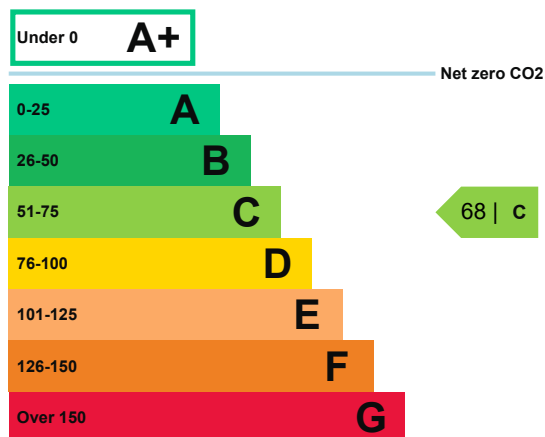
Properties can be let if they have an energy rating from A+ to E.

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.

Energy efficiency rating for this property

This property's current energy rating is C.



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

18 | A

If typical of the existing stock

52 | C

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

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)	107.88
Primary energy use (kWh/m ² per year)	638

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2678-4389-6491-7700-8595\)](#).

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	Damian Williamson
Telephone	0345 111 7700
Email	info@vitaldirect.co.uk

Accreditation scheme contact details

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

Assessment details

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	18 January 2021
Date of certificate	20 January 2021
