



12-13 The Waterfront

Brighton Marina Village, Brighton, BN2 5WA

FORMER HEALTH SPA UNIT TO LET

2,820 sq ft
(261.99 sq m)

- Rent £28,200 PAX
- FREE PARKING
- MIXED USE SCHEME
- 24 HOUR SECURITY
- ON SITE MANAGEMENT & MARKETING TEAM
- DESIRABLE MARINA LOCATION

12-13 The Waterfront, Brighton Marina Village, Brighton, BN2 5WA

Summary

Available Size	2,820 sq ft
Rent	£28,200.00 per annum Exclusive of rates, VAT & all other outgoings
Rates Payable	£12,350.25 per annum To be assessed.
Rateable Value	£24,750
Service Charge	The estimated service charge budget for the year ending December 2023 is £29,022.82 for this unit
Car Parking	Free parking is currently available on site
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (77)

Description

An impressive unit situated on the ground floor level of the Waterfront Scheme at Brighton Marina. The unit in recent years has been used as a health spa but could be suitable for a variety of uses subject to planning. There is the ability to create a large predominately open plan space that could be suitable for a variety of leisure or alternative uses.

Location

The property is situated in a recessed location close to the entrance of Mal Maison Hotel. 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 approximately 3.5 million to the marina. In addition there is also a variety of shops and restaurants in the marina which include Vroom, Globalls, a serviced office operator, Asda, Pizza Express, Café Rouge, McDonalds, Nandos and Five Guys. The Marina also has a variety of dwellings and 1,600 boat berths.

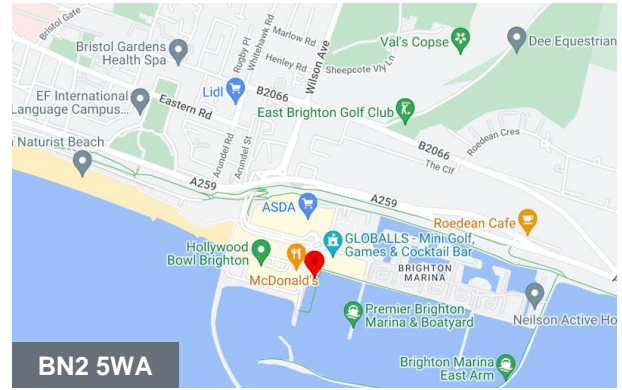
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	2,820	261.99
Total	2,820	261.99

Terms

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



Viewing & Further Information



Max Pollock

01273 109104 | 07764 794936

max@eightfold.agency



Jack Bree

01273 109121

jack@eightfold.agency





Energy performance certificate (EPC)

12-13 WATERFRONT BRIGHTON MARINA BRIGHTON BN2 5WA	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: 9 June 2031 <hr/> Certificate number: 0009-4239-2002-0296-2506
--	--	--

Property type A1/A2 Retail and Financial/Professional services

Total floor area 259 square metres

Rules on letting this property

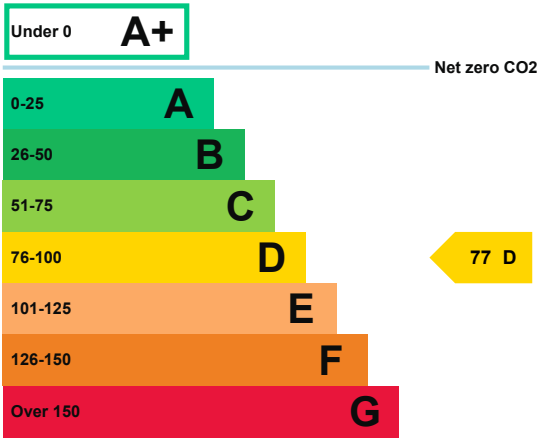
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is D.

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



25 A

If typical of the existing stock



73 C

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

111.85

Primary energy use (kWh/m² per year)

659

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0960-0202-4409-2029-2500\)](https://energy-certificate/0960-0202-4409-2029-2500).

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

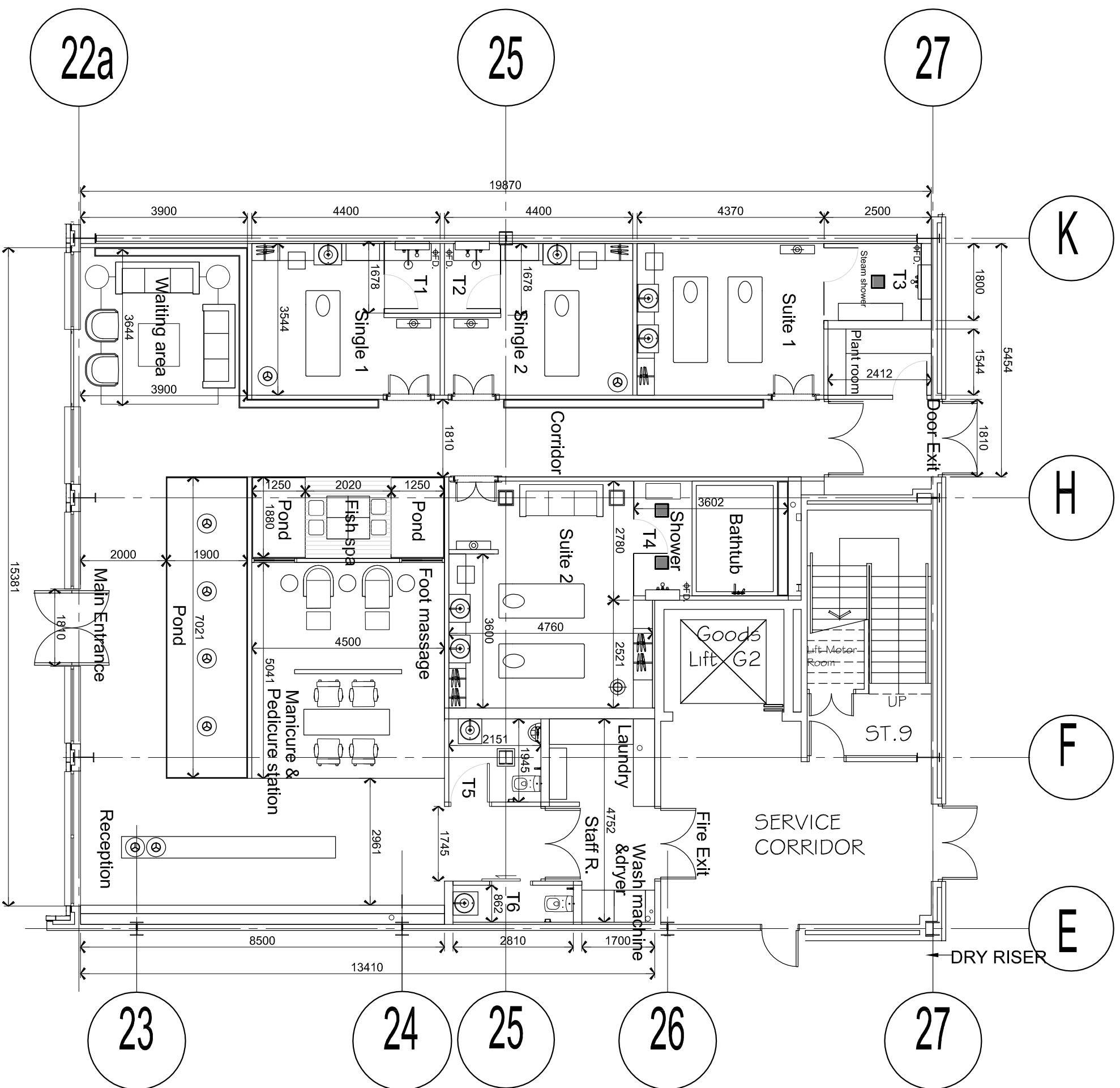
Contacting the accreditation scheme

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	10 June 2021
Date of certificate	10 June 2021



Contractor to verify all dimensions on site before commencing work. Figured dimensions given are to be taken in preference to scaling. Copyright of designs shown herein is retained by this office. Authority is required for any reproduction.

Project

SPA TARA
Brighton Marina, Brighton
England

Owner

Ms. Laochariyakul

Date : Description
11-10-10 A For Approval

Project No. : UK_SPA TARA
Scale : A3 = 1 : 100
Drawn by :
Checked : Tanya Rojawat
Plot Date :
Cad File : IN 103

Sheet title
Furniture layout

IN - 103

12-13 Waterfront, Brighton Marina Village, Brighton, BN2

