



OFFICE / RETAIL TO LET

## 37 THE WATERFRONT

Brighton Marina Village, Brighton, BN2 5WA

HIGHLY VISIBLE SHOP UNIT TO LET AT BRIGHTON  
MARINA

552 SQ FT

**Eightfold**  
property

Tel: 01273 672 999

Website: [www.eightfold.agency](http://www.eightfold.agency)



# Summary

<b>Available Size</b>	552 sq ft
<b>Rent</b>	£9,000 per annum Exclusive of rates, VAT & all other outgoings
<b>Rates Payable</b>	£3,493 per annum New rateable value as of 1st April 2023. This property may benefit for 100% small business rate. Interested parties should make their own enquiries.
<b>Rateable Value</b>	£5,000
<b>Service Charge</b>	A variable service charge is payable on this property, please ask for further details. The estimated cost for the year ending December 2023 is £3,180.51. This is subject to change.
<b>Car Parking</b>	Free Parking on site
<b>VAT</b>	Applicable
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	C (6)

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	552	51.28
<b>Total</b>	<b>552</b>	<b>51.28</b>

## Description

A ground floor retail unit, with a prominent window display & rear back up space.

## Location

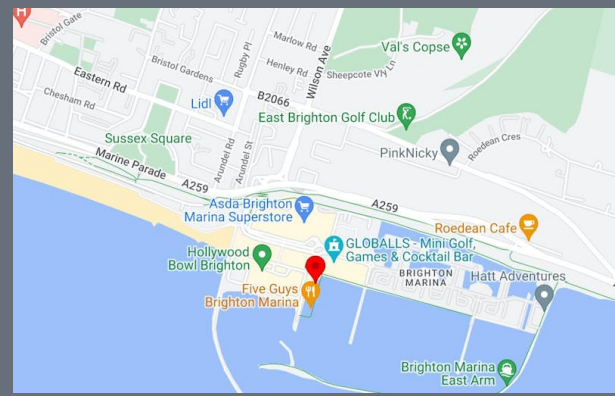
The property is situated in a desirable spot within the Octagon overlooking the water fountain & flower displays. Brighton Marina is a mixed use complex located approximately 1 mile to the east of Brighton City Centre with a variety of leisure facilities which include David Lloyd Gym, Casino, an 8 screen 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 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 term to be agreed.

## Viewings

Through Landlords agents Eightfold Property



## Get in touch

**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency

**James Hawley**

01273 672999 | 07935 901 877  
james@eightfold.agency

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## Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 06/01/2025





# Energy performance certificate (EPC)

37 Waterfront  
Brighton Marina  
BRIGHTON  
BN2 5WA

Energy rating

C

Valid until: 28 November 2031

Certificate number: 8648-0931-3214-9358-7695

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

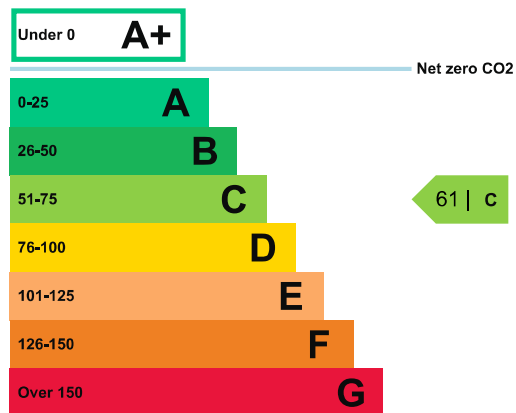
166 square metres

## Rules on letting this property

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

## 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

22 | A

If typical of the existing stock

66 | 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 <sub>2</sub> /m <sup>2</sup> per year)	92.49
Primary energy use (kWh/m <sup>2</sup> per year)	547

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0690-9544-4535-6836-5432\)](#).

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## 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	Dan Stapleton
Telephone	02476 233144
Email	<a href="mailto:info@wensleylawz.com">info@wensleylawz.com</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/024937
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	Wensley & Lawz Ltd
Employer address	116 Walsgrave Road Coventry CV2 4ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 November 2021
Date of certificate	29 November 2021

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