



LEISURE / RESTAURANT / CAFE / RETAIL TO LET

## 27 WATERFRONT

Brighton Marina Village, Brighton, BN2 5WA

IMPRESSIVE COMMERCIAL UNIT TO LET -  
SUITABLE FOR A VARIETY OF USES

2,109 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)



# Summary

Available Size	2,109 sq ft
Rent	£21,000 per annum Exclusive of rates VAT, service charge & all other outgoings.
Rates Payable	£12,475 per annum
Rateable Value	£25,000
Service Charge	A service charge is payable. The service charge budget for the year ending December 2026 is £17,726 per annum.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (41)

## Description

An impressive ground floor commercial unit benefiting from a returned frontage and an abundance of natural light. Whilst more recently used as a martial arts centre the unit had previously operated as a restaurant & could be suitable for a return to that use or similar. Located in The Marina Square the unit benefits from overlooking the internal harbour where moorings are located.

## Location

The property is situated on the northern side of the development in The Marina Square, just east of Asda. The unit is surrounded by operators such as Nando's, Laughing Dog café, Kutchenhaus, WED2B wedding dress shop & Mal Maison Boutique Hotel. Hollywood Bowl Bowling Alley, an 8 Screen Cineworld Cinema & David Lloyd Gym are also located within The Marina development. The Marina is situated to the east of Brighton City Centre & can be accessed easily by car, bus or on foot. There is a 1,500 space, multi storey car park on the development.

## Accommodation

The accommodation comprises the following areas:

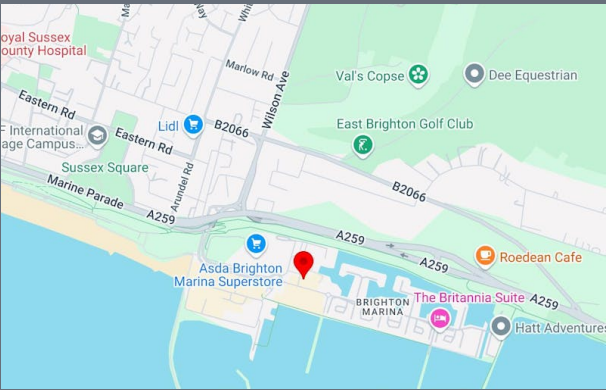
Name	sq ft	sq m
Ground	2,109	195.93
Total	2,109	195.93

## Terms

Subject to vacant possession, available by way of a new effective full repairing & insuring lease by way of service charge for a minimum term of 5 years

## AML

Potential tenants will be required to provide appropriate identification and proof of address in line with anti-money laundering regulations.



## Get in touch

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## Eightfold Property

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## Energy performance certificate (EPC)

27 Waterfront  
Brighton Marina  
BRIGHTON  
BN2 5WA

Energy rating

**B**

Valid until:

**14 November 2033**

Certificate number:

**3437-4996-8249-0130-4118**

Property type

General Assembly and Leisure, Night Clubs, and Theatres

Total floor area

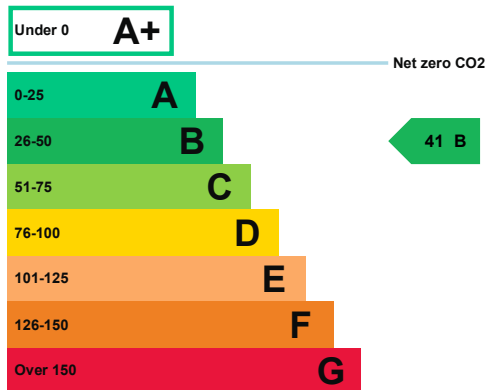
240 square metres

### 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 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

**30 B**

If typical of the existing stock

**120 E**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	80.8
Primary energy use (kWh/m <sup>2</sup> per year)	465

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3561-1773-3309-0696-4839\)](#).

## 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	<a href="mailto:info@vitaldirect.co.uk">info@vitaldirect.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/016803
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Vital Direct Ltd
Employer address	Grenville Court Britwell Rd Burnham Slough SL1 8DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 November 2023
Date of certificate	15 November 2023



27 Brighton Marina

