

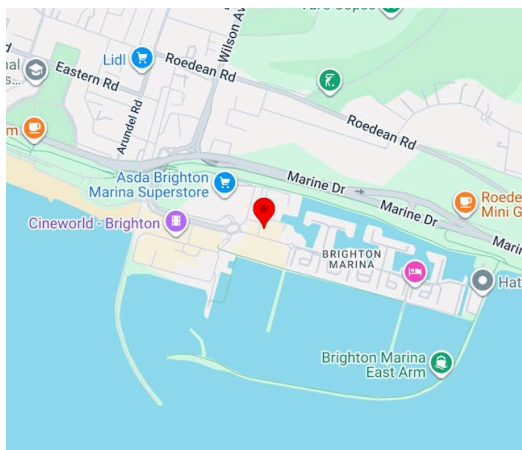


**24 Waterfront, Brighton Marina Village, Brighton, BN2  
5WA**

A3 (Restaurants and Cafes), Leisure, Pub / Bar / Club, Retail To Let | £50,000  
per annum Exclusive of rates VAT, service charge & all other outgoings. |

5,366 sq ft

PUB PREMISES TO LET WITHIN BRIGHTON MARINA, THE LARGEST MARINA IN THE UK- MAY SUIT OTHER USES  
SUBJECT TO REQUIRED CONSENTS



## Description

An imposing & character building that has traded previously as a public house built in the style of a character barn. The property is arranged predominately over 3 levels with main bar & cool room at ground floor level, kitchen & function room at 1st floor & additional storage space on the half landing & 2nd floor. The property benefits from impressive waterside views with boats moored adjacent to the site.

## Location

The property is situated on the northern side of Brighton Marina (the largest marina in the UK) 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. Brighton Marina is a 127 acre site with a 1,500 space, multi storey car park, over 1300 berths & over 800 residential dwellings.



## Summary

- Rent: £50,000 per annum Exclusive of rates VAT, service charge & all other outgoings.
- Business rates: £11,277.40 per annum
- Service charge: A service charge is payable. The service charge budget for the year ending December 2025 is £63,949
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (63)
- Lease: New Lease
- Terms: 5 years

## Contact & Viewings



Max Pollock  
01273 672999 | 07764 794936  
max@eightfold.agency



Alex Gardner  
01273 672999 | 07511 017289  
alex@eightfold.agency

## Accommodation

Name	sq ft	sq m
Ground - Bar & cool room	2,608	242.29
Upper Ground - Store	138	12.82
1st - Function Room & Kitchen	1,933	179.58
2nd - Storage	687	63.82
<b>Total</b>	<b>5,366</b>	<b>498.51</b>

## Terms

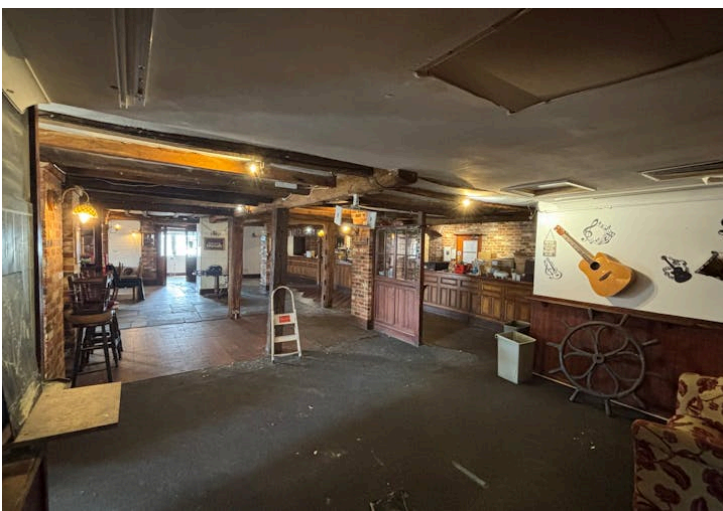
Subject to vacant possession, available by way of a new effective full repairing & insuring lease by way of service charge for a minimum term of 5 years

## AML

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

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.







# Energy performance certificate (EPC)

24 Waterfront  
Brighton Marina  
BRIGHTON  
BN2 5WA

Energy rating

C

Valid until:

16 August 2031

Certificate number:

8726-0683-8939-4302-3943

Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area

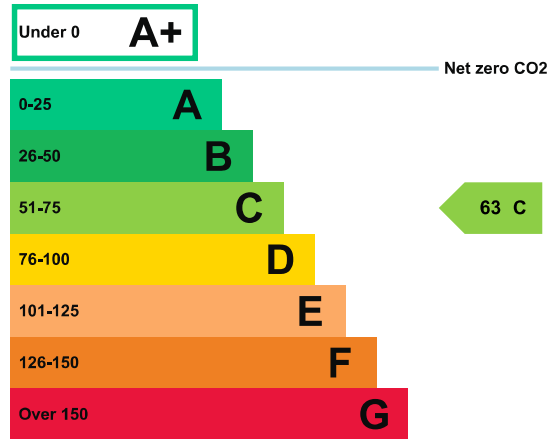
616 square metres

## 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 C.



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

34 B

If typical of the existing stock

101 E

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	130.66
Primary energy use (kWh/m <sup>2</sup> per year)	773

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0088-3237-2489-3494-6964\)](/energy-certificate/0088-3237-2489-3494-6964).

## 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	Quidos Limited
Assessor's ID	QUID207806
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### 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	4 August 2021
Date of certificate	17 August 2021

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Master Mariner, Village Square, Brighton Marina Village, Brighton, BN2

