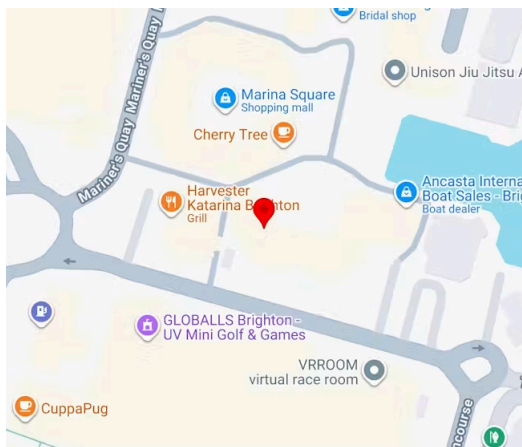




40 THE WATERFRONT, BRIGHTON MARINA VILLAGE, BRIGHTON, BN2 5WA

Retail To Let | £15,000 per annum exclusive of rates, VAT, service charge & all other outgoings | 786 sq ft

SUPERB RETAIL UNIT WITH RETURN FRONTAGE TO LET AT BRIGHTON MARINA



Description

A ground floor retail corner unit with dual access to the property from 2 separate access routes. The space comprises a mainly open plan space with 2 rooms at either end of the unit & has most recently been used as a chiropractic clinic.

Location

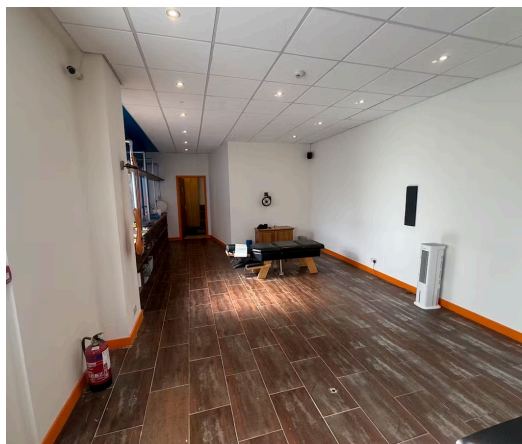
Brighton Marina is situated to the east of Brighton City centre on the delightful Sussex coast. The property is situated on the Northern side of Brighton Marina on the Village Square surrounded by a variety of great independent operators such as The Laughing Dog, Wed2B, Cafe Zio Bella Napoli & The Cherry Tree. Also nearby within the Marina complex is an ASDA megastore, an 8 screen cinema, Pizza Express, Nando's, Globalls indoor golf & David Lloyd Gym. The Marina also benefits from a considerable residential sector as well 1600 boat moorings.

Accommodation

Name	sq ft	sq m
Ground	786	73.02
Total	786	73.02

Terms

Available by way of a new effective full repairing and insuring lease by way of service charge for a minimum term of 5 years.



Summary

- Rent: £15,000 per annum exclusive of rates, VAT, service charge & all other outgoings
- Business rates: £5,634.50 per annum April 26 valuation. This property may benefit from a small business rate relief discount.
- Rateable value: £14,750
- Service charge: A service charge is payable please ask for further information
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (52)
- Lease: New Lease
- Terms: 5 years

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



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

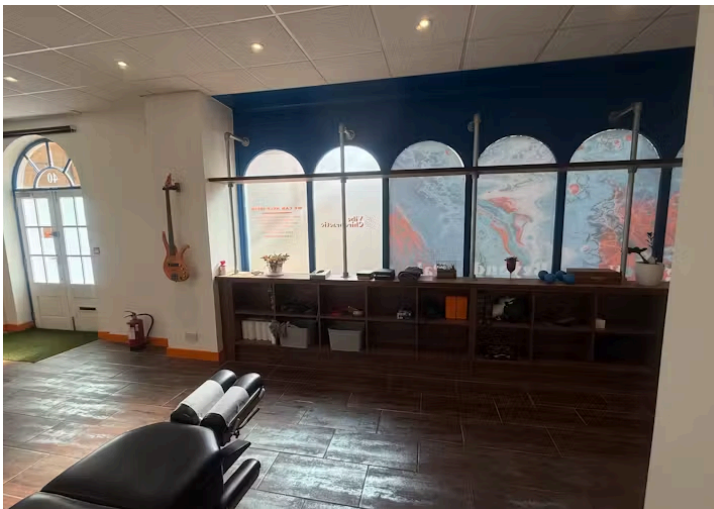
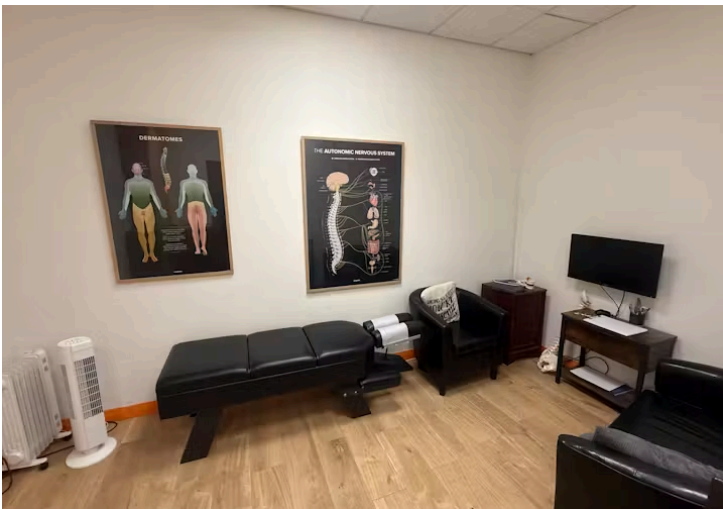


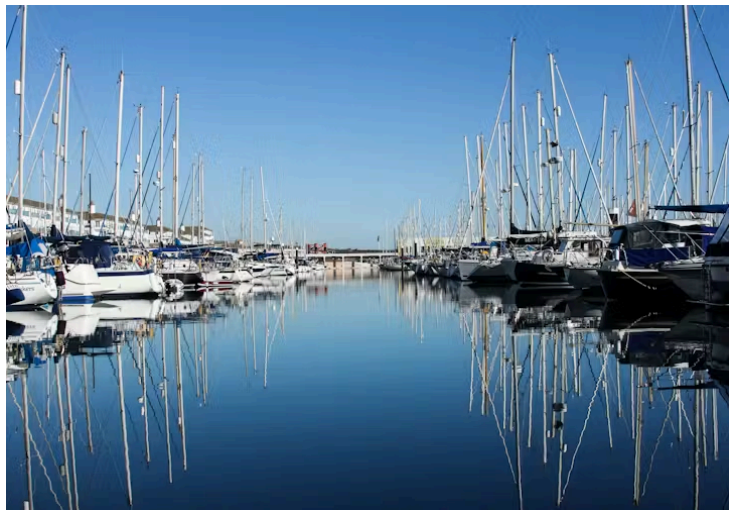
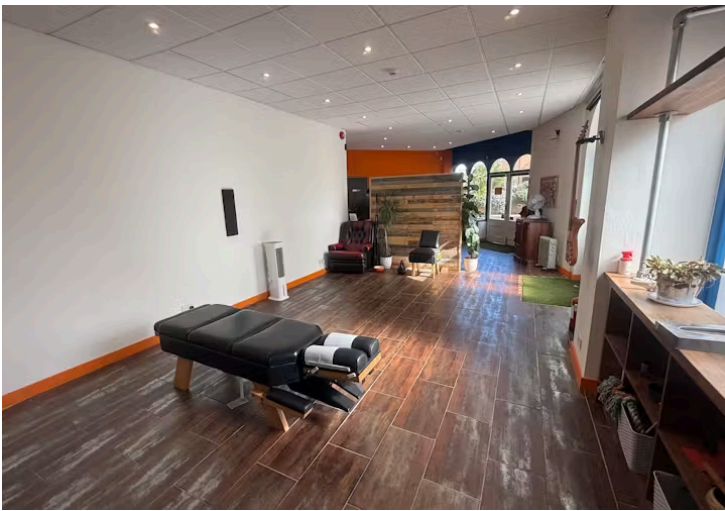
James Hawley
01273 672999 | 07935 901 877
james@eightfold.agency



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

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





Energy performance certificate (EPC)

25 Waterfront
Brighton Marina Village
BRIGHTON
BN2 5WA

Energy rating

C

Valid until 10 November 2025

Certificate number

9090-1936-0325-8780-4004

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

104 square metres

Rules on letting this property

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

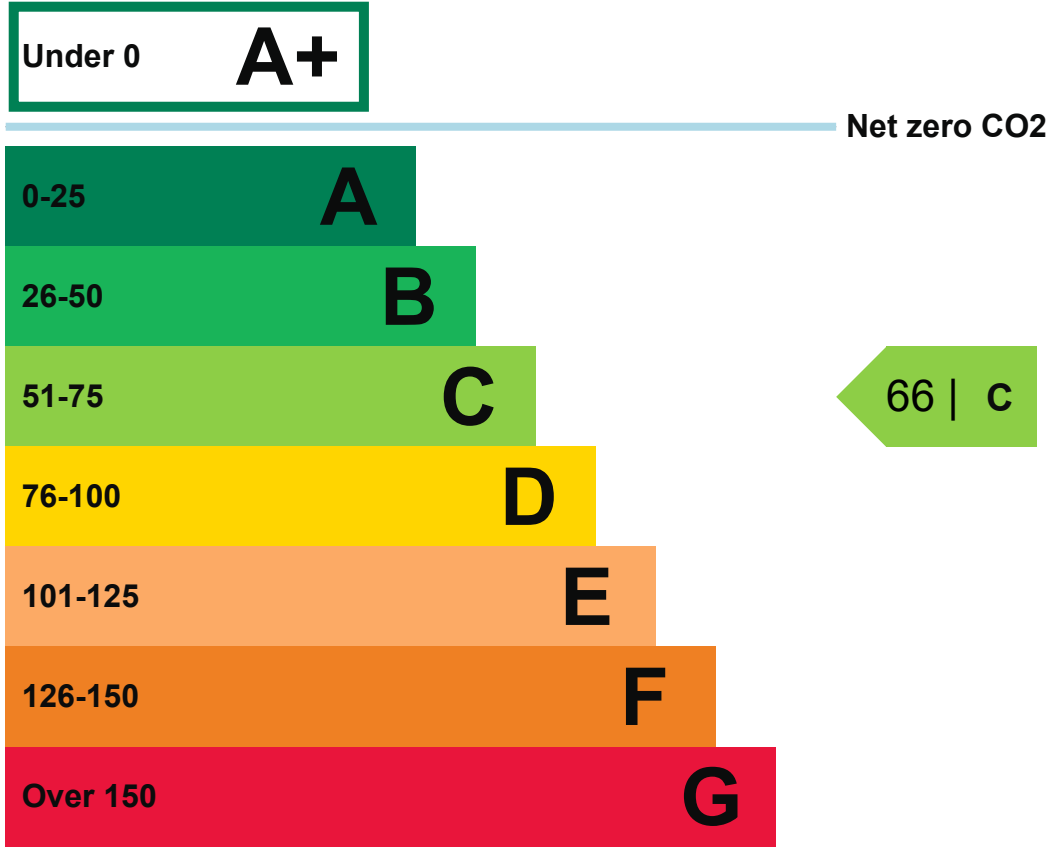
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is C.



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

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

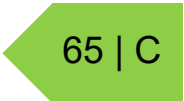
How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



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 (kgCO₂/m² per year)

89.52

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9180-4089-0352-0490-7605\)](/energy-certificate/9180-4089-0352-0490-7605).

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

Michele Di iasio

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO024559

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details

Date of assessment

3 November 2015

Date of certificate

11 November 2015

Employer

4see Ltd

Employer address

Henge Barn Pury Hill Business Park Alderton Road Towcester NN12 7LS

Assessor's declaration

The assessor is not related to the owner of the property.

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.