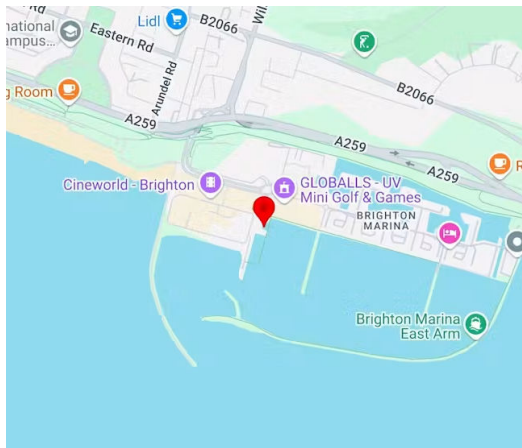




28 Brighton Marina Village, Brighton, BN2 5WA

Retail To Let | £82,000 per annum Inclusive of service charge, exclusive of rates VAT, & all other outgoings. | 8,213 sq ft

LARGE CLASS E UNIT TO LET TO LET IN BRIGHTON MARINA



Description

The property comprises a large ground floor unit with good ceiling height that widens to the rear. Whilst previously a retail unit the property lends itself to a variety of uses within the new class E planning consent.

Location

The property is situated on the northern side of Brighton Marina below the Cliff edge overlooking Marina Square and the waterside where many boats berth. Brighton Marina is located just a short distance to the East of Brighton city centre access via the A259 coastal Rd. Several bus routes service the Marina with other transport links including The Volks railway as well as an excellent cycle route along the coast.

With over 1500 spaces For the benefit of customers to occupiers such as the recently refurbished 8 screen Cineworld Cinema, Hollywood Bowl bowling alley, David Lloyd Gym and Rendezvous Casino in addition to a number of great local occupiers including the laughing dog cafe and gift store, Globalls glow in the dark golf, Brighton Marina Studios and Bella Napoli Italian restaurant.

Accommodation

Name	sq ft	sq m
Ground - Floor Area	8,213	763.01
Total	8,213	763.01

Terms

Available by way of a new effective full repairing & insuring lease for a term to be agreed. The lease will be outside of the Landlord & Tenant Act 1954 sections 24-28 part II

Planning

We understand that the property benefits from new Use Class E (Use Classes Order 2020) which was introduced on the 1st of September to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former Use Class Order. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Summary

- Rent: £82,000 per annum Inclusive of service charge, exclusive of rates VAT, & all other outgoings.
- Business rates: £23,865 per annum Based on the 2026 valuation from April.
- Service charge: A service charge will be payable. The figure payable in the 2025 budget was £55,471
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (67)
- Lease: New Lease

Further information

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

Contact & Viewings



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max@eightfold.agency



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james@eightfold.agency



Alex Gardner
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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 fee for doing so.





Energy performance certificate (EPC)

28 Waterfront
Brighton Marina Village
BRIGHTON
BN2 5WA

Energy rating

C

Valid until: **11 October 2028**

Certificate number: **0595-0706-0230-8590-6803**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

728 square metres

Rules on letting this property

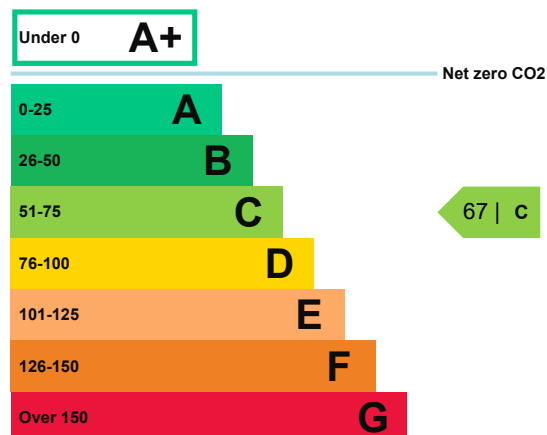
Properties can be let if they have an energy rating from A+ to E.

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.

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

32 | B

If typical of the existing stock

95 | D

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO2/m2 per year)	92.36
Primary energy use (kWh/m2 per year)	546

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9000-6955-0408-6820-7054\)](#).

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	Ashton Kaziboni
Telephone	01327 811166
Email	ashton.kaziboni@4see.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO031242
Telephone	0330 124 9660
Email	certification@stroma.com

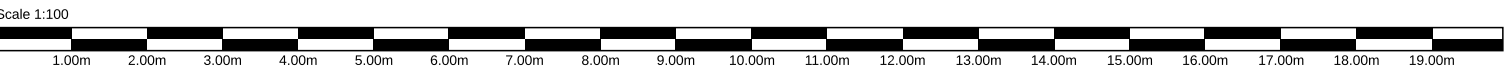
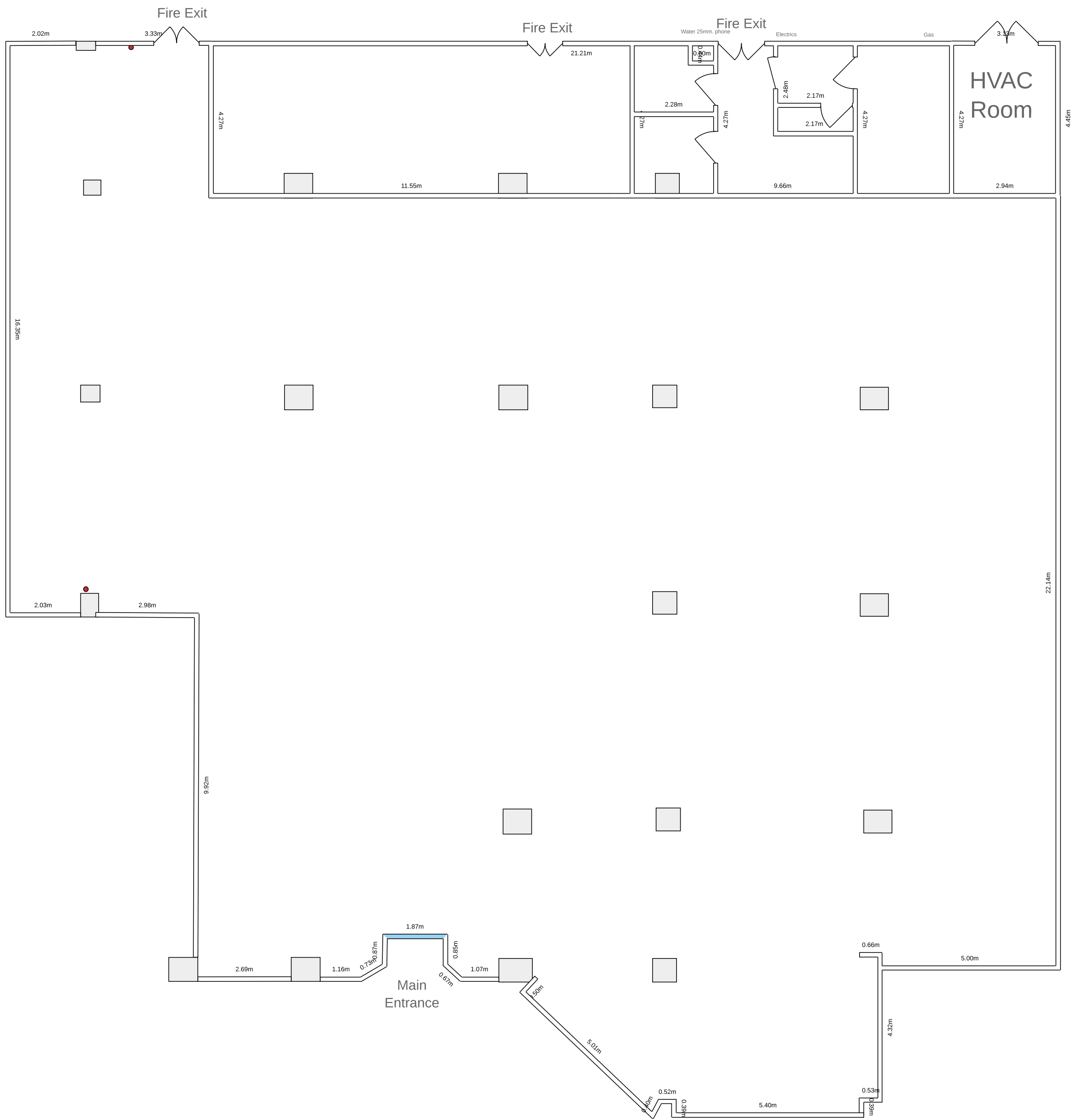
Assessment details

Employer	4see Ltd
Employer address	Henge Barn Pury Hill Business Park Alderton Road
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 October 2018
Date of certificate	12 October 2018

Unit 28, Marina Square, Brighton Marina

Floor Plan - Existing

1:100 at A2



Map of Brighton Marina area showing various buildings and their names. The map includes a scale bar (0 to 50m) and a north arrow.

Buildings and their names/numbers:

- LAUGHING DOG (31)
- JENNY'S (30)
- VACANT (28)
- THE ACADEMY BRIGHTON (27)
- THE MASTER MARINER (24)
- EMERALD LOUNGE BAR (23)
- BELLA NAPOLI (19)
- VACANT (20)
- ANCASTON (21)
- EMERALD LOUNGE BAR (23)
- VACANT (22)
- VACANT (25)
- HAIR (38)
- COCKS HOMEWARES (39)
- VIBE CHIROPRACTIC (40)
- VACANT (37)
- BAGGAGE FACTORY (36)
- PEBBLES FURNISHING (35)
- H2O HOMES (34)
- BRIGHTON MARINA COMMERCIAL MANAGEMENT (32)
- KATARINA HARVESTER (43)
- MARINA DEVELOPERS (43)
- VACANT (42)
- CAFE ZED (44)
- VACANT (45)
- LEADERS (15)
- ELECTRO (16)
- VACANT (15)
- THE WORKS (6)
- DANSANI (7)
- VACANT (8)
- MAIDENHEAD AQUATICS (10)
- MARINA STUDIOS (11)
- BRAND VAUGHAN (12)
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- VACANT (100)

Other labels on the map include:

- ASDA PETROL STATION
- PALM DRIVE
- THE ACADEMY BRIGHTON
- THE MASTER MARINER
- EMERALD LOUNGE BAR
- BELLA NAPOLI
- VACANT
- ANCASTON
- HAIR
- COCKS HOMEWARES
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