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PROPERTY PEOPLE

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39 St James' Street, Kemp Town, Brighton,
BN2 1RG

TO LET: SELF-CONTAINED GROUND FLOOR PREMISES

LOCATION



Located on the north side of a highly frequented trading route connecting Brighton city centre to the desirable Kemp Town area, this property benefits from a significant pedestrian flow. The vicinity boasts prominent retailers such as Superdrug, Starbucks, The Cooperative, and Morrisons Supermarkets, contributing to its popularity and foot traffic.

Description

An excellent opportunity to secure a prominent ground floor premises located on bustling St. James' Street.

This self-contained and versatile commercial unit boasts a spacious display window, an open-plan layout, a rear lobby area, WC facilities, and a kitchen. Available on a new lease with flexible terms and no upfront premium required.

Key Features

- St James's Street location
- 5-minute walk to Brighton Seafront
- High pedestrian footfall
- New lease available

Accommodation

Ground Floor shop as follows:

- Gross Frontage: 14'
- Internal Width: 13'3" widening to 16'6" (max)
- Total Depth: 49' (max)

Ground Floor Total Accommodation: 705 sq ft (66 m2)

Lease

A new lease is available on flexible leasing terms.

Rent: £16,000 per annum, exclusive

Rent Review

By way of negotiation.

Repairing Liability

Effective Full Repairing and Insuring by way of service charge.

Details to be provided on request.

Business Rates

Billing Authority: Brighton & Hove

Description: Shop and premises

Rateable Value: £13,750



Valid from 1 April 2023

Potential benefit from Small Business Rates Relief (SBRR).

VAT

VAT will not be payable on the terms quoted.

Legal Fees

Each party is to pay for their own legal fees incurred.

Viewing Arrangements

Strictly via prior appointment through sole agent Graves Jenkins (01273 701070).







GET IN TOUCH
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