



graves  
jenkins  
PROPERTY PEOPLE

gravesjenkins.com



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  
[gravesjenkins.com](http://gravesjenkins.com)



Oli Graves

01273 701070  
07435 099764  
[oli@gravesjenkins.com](mailto:oli@gravesjenkins.com)



Phil Graves

01273 701070  
07970 747197  
[graves@gravesjenkins.com](mailto:graves@gravesjenkins.com)



BRIGHTON OFFICE  
Coach House  
26 Marlborough Place  
Brighton  
East Sussex  
BN1 1UB