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122/122a St James Street, Brighton, BN2  
1TH

FOR SALE: CORNER RETAIL PREMISES WITH SELF-CONTAINED  
RESIDENTIAL ACCOMMODATION OVER

# LOCATION



Nestled in the prime location at the prominent corner of St James Street and Manchester Street, at the foot of a busy and well-established retail thoroughfare.

Positioned directly opposite Morrisons Supermarket and in close proximity to a diverse mix of popular businesses including Ladbrokes, Mind Charity, Betfair, Kamson Pharmacy, Subway, Redroaster, and many other multiple traders and independent retail outlets.

St James Street is a vital link between the Old Steine area of Brighton & Hove and Kemptown, forming a key part of the city's vibrant commercial district. The property's convenient location puts it within easy walking distance of Brighton Seafront, Soho House, and the Brighton Palace Pier, making it a highly sought-after location for businesses seeking high footfall and visibility.

## Description

This impressive building is a rare freehold opportunity offering mixed-use potential and vacant possession.

## Key Features

- City-Centre freehold property
- Mixed-use building with vacant possession
- Busy trading location
- Prominent corner position

## Accommodation

Situated on an imposing corner, the property comprises commercial premises on the ground and basement floors, with self-contained residential accommodation spread over three upper floors.

Ground Floor Shop

Gross Window/Door Frontage: 14ft (plus return frontage into Manchester Street)

Internal Width: 13' 6"

Total Shop Depth: 25' 6"

**Total Sales Area: 340 sq ft (31.58 m2)**

Well-presented with wood-panelled flooring, strip lighting, and front and side window displays.

Rear lobby leading to:

Basement

Front Area: 130 sq ft (12.07 m2)

Middle Area: 160 sq ft (14.86 m2)

Rear/lobby Area: 90 sq ft (8.36 m2)

plus W/C and wash basin.

(floor-to-ceiling height in the basement area averages 6' 8")

**Total Basement Area: 380 sq ft (35.30 m2)**

**Residential Accommodation** with self-contained access from Manchester Street and from within the shop area lobby.

First Floor



Living Room: 12' 8" x 13' 3" – with bay window overlooking St James Street.

Adjacent Dining Room (open plan): 8' 10" x 7' 10"

Kitchen: 8' x 7' 10" – fully fitted with wall and floor cupboard units.

Bathroom (half landing): 5' 2" x 5' – pedestal wash basin, LLWC, bath with shower attachment.  
Roof light and electric wall-mounted heater.

## Second Floor

Bedroom 1: 12' 9" x 12' 10" – with front bay window.

Bedroom 2: 10' 11" x 8' – plus bay window over Manchester Street.

## Third Floor

Bedroom 3: 8' x 8' 2"

Bedroom 4: 12' 8" x 9'

N.B – the accommodation is in a clean and tidy order throughout with fitted carpets to most rooms, electric heating (no gas) and an electric water tank on the first floor.

## Price

£595,000 (five hundred and ninety-five thousand pounds), subject to contract and full vacant possession.

## Business Rates

Billing Authority: Brighton & Hove

- Description: Shop and Premises
- Rateable Value: £12,250
- Valid from April 2023 (current)

Potential Benefit from Small Business Rates Relief.

## VAT

The property is not elected for vat.

## Legal Fees

Each party is to pay their own legal fees incurred.

## Viewing Arrangements



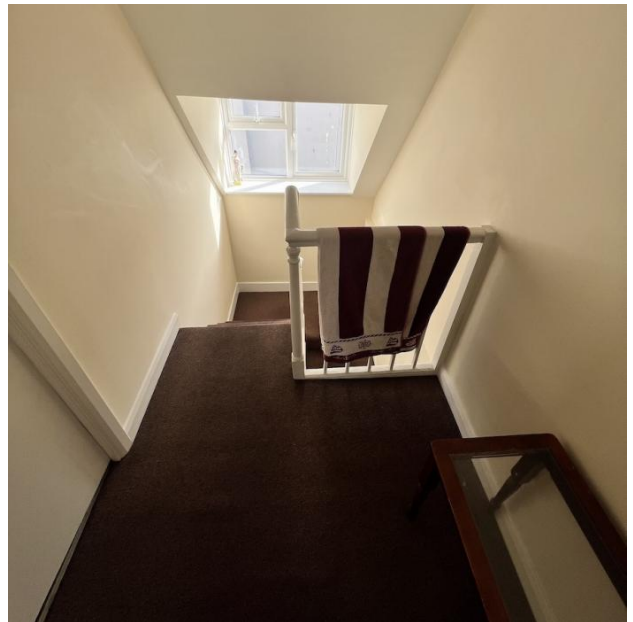
Strictly via prior appointment through sole agents Graves Jenkins.















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