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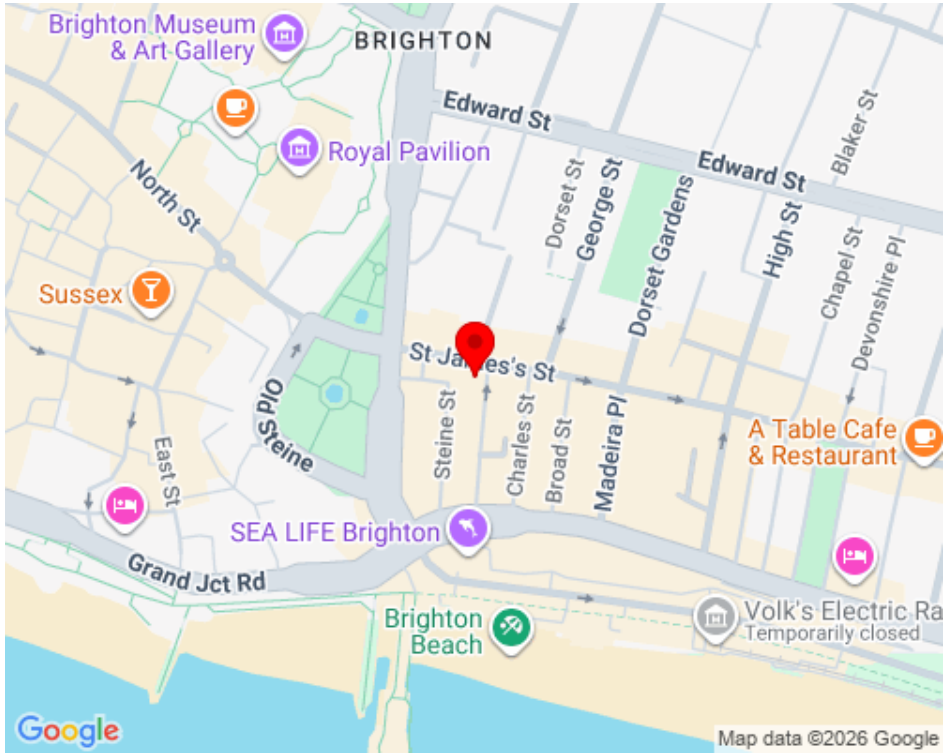
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122 St. James's Street, Brighton, BN2 1TH

TO LET: PROMINENT CORNER PREMISES IN BRIGHTON'S VIBRANT KEMPTOWN

LOCATION



The premises occupy a prominent corner position at the junction of St James Street and Manchester Street, within Brighton's vibrant Kemptown district. St James Street is an established retail and leisure thoroughfare linking Old Steine and the city centre with the surrounding residential neighbourhood, characterised by a varied mix of independent shops, cafés, restaurants and national retailers.

The property benefits from frontage to both streets, providing excellent visibility to passing pedestrians and motorists. Brighton seafront, Palace Pier and the city centre are all within easy walking distance, placing the premises conveniently for residents, workers and visitors. The combination of an established commercial setting, nearby residential catchment and proximity to the city's visitor attractions makes this an appealing location for a range of occupiers.

Description:

A prominent, self-contained commercial premises occupying a corner position with frontage to both St James Street and Manchester Street, providing excellent visibility and window display opportunities within Brighton's vibrant Kemptown district.

Most recently occupied as a bubble tea shop, the premises offer potential for a range of retail, café and service-based uses, subject to any necessary consents. The established trading location, nearby residential catchment and proximity to Brighton seafront and the city centre make this an attractive opportunity for a business seeking a prominent presence in the area.

Key Features:

- Corner Position with Double Frontage
- Excellent Visibility and Window Displays
- Ancillary Basement Storage
- Close to Seafront and City Centre

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor Trading Area33431.03Basement Ancillary storage and WC facility26224.34Total59655.37

Rent:

£17,500 per annum

Terms:

A new lease is available on terms to be agreed at a guide rent of £17,500 per annum, exclusive.

Service Charge:

Ad hoc, being a fair proportion of the landlord's reasonable costs of maintaining the retained parts.

Business Rates:

Rateable Value: £15500
Rates Payable: £5921 per annum
Prospective occupiers should contact Brighton & Hove City Council to confirm their eligibility and actual rates payable.

VAT:

VAT is Not applicable

Legal Fees:

Each party to bear their own costs

Viewings:

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.


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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.