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

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

# LOCATION



Located in a prominent trading position along the vibrant and well-established retail parade of St James Street, this freehold opportunity benefits from excellent visibility and consistent footfall throughout the year.

The property is situated near the junction with High Street, offering easy access to Brighton's city centre, seafront, and key commercial and leisure destinations. Surrounding occupiers include a strong mix of national and independent operators such as Morrisons, Co-op, Superdrug, Brighton Dental Clinic, Mind Charity, and Betfred, as well as an eclectic mix of cafés, restaurants, and boutique retailers.

St James Street acts as a key link between the Old Steine and the heart of Kemptown, an area known for its thriving residential, retail, and hospitality community. The location is within walking distance of Brighton Palace Pier, the seafront, and Soho House, making it an attractive proposition for occupiers looking to benefit from high levels of foot traffic and year-round visitor activity.

## Description

This prominent and well-located property presents a rare freehold opportunity with full vacant possession, offering flexibility for a variety of end uses. Situated in the heart of St James Street, one of Brighton's busiest and most established retail and leisure destinations, the property enjoys high visibility and strong year-round footfall.

With scope for mixed-use development or immediate occupation, it appeals to investors seeking income-generating potential, owner-occupiers looking for a prime trading position, or developers aiming to unlock value in Brighton's buoyant commercial and residential market.

## Key Features

- Rare Freehold Opportunity with Full Vacant Possession
- Prominent Position on Busy St James Street with High Footfall
- Flexible Mixed-Use Potential for Investors, Occupiers or Developers
- Close Proximity to Brighton Seafront, Palace Pier and City Centre Amenities

## Commercial Accommodation

### Ground Floor Shop

- Gross Window/Door Frontage: 14 ft, plus return frontage onto Manchester Street
- Internal Width: 13' 6"
- Total Shop Depth: 25' 6"
- Total Sales Area: 340 sq ft (31.58 m<sup>2</sup>)

The retail space is well-presented, featuring wood-panelled flooring, strip lighting, and prominent front and side window displays.

A rear lobby provides access to the basement.

### Basement

- Front Area: 130 sq ft (12.07 m<sup>2</sup>)
- Middle Area: 160 sq ft (14.86 m<sup>2</sup>)
- Rear/Lobby Area: 90 sq ft (8.36 m<sup>2</sup>)
- Additional Facilities: Includes W/C and wash basin.
- Floor-to-Ceiling Height: Averages 6' 8"
- Total Basement Area: 380 sq ft (35.30 m<sup>2</sup>)

**Total Commercial Accommodation: 720 sq ft (66.9 m<sup>2</sup>)**

## Residential Accommodation

Self-contained access is available from both Manchester Street and the shop lobby area.

### First Floor



- Living Room – 12' 8" x 13' 3", featuring a bay window with views over St James Street.
- Open-Plan Dining Room – 8' 10" x 7' 10", adjacent to the living room.
- Kitchen – 8' x 7' 10", fully fitted with wall and floor cupboard units.
- Bathroom (Half Landing) – 5' 2" x 5', comprising a pedestal wash basin, low-level WC, and bath with shower attachment. Includes a roof light and an electric wall-mounted heater.

## Second Floor

- Bedroom 1 – 12' 9" x 12' 10", featuring a front bay window overlooking St James Street.
- Bedroom 2 – 10' 11" x 8', with a bay window facing Manchester Street.

## Third Floor

- Bedroom 3 – 8' x 8' 2"
- Bedroom 4 – 12' 8" x 9'

## Total Residential Accommodation: 756 sq ft (70.2 m2)

**Note:** The accommodation is well-presented throughout, with fitted carpets in most rooms, electric heating (no gas), and an electric water tank on the first floor.

## Price

Offers in the region of £550,000 (five hundred and fifty thousand pounds), subject to contract and full vacant possession.

## Business Rates

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

Billing Authority: Brighton & Hove

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

Eligible to benefit from Small Business Rates Relief (SBRR) - <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>.

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

Local Authority: Brighton & Hove

- Local Authority Reference Number: 728501211009
- Council Tax Band: B

## VAT

The property is not elected for VAT.



## Legal & Professional Fees

Each party shall be responsible for their own legal and professional fees incurred.

## 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.

## Viewing Arrangements

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

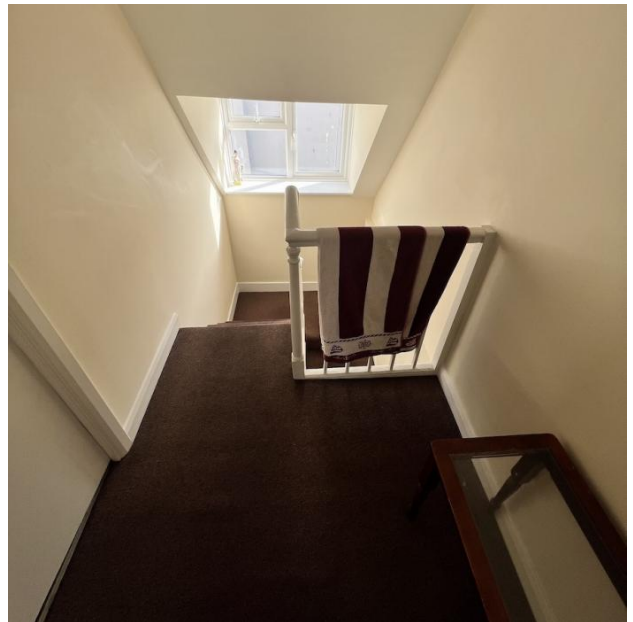
















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