



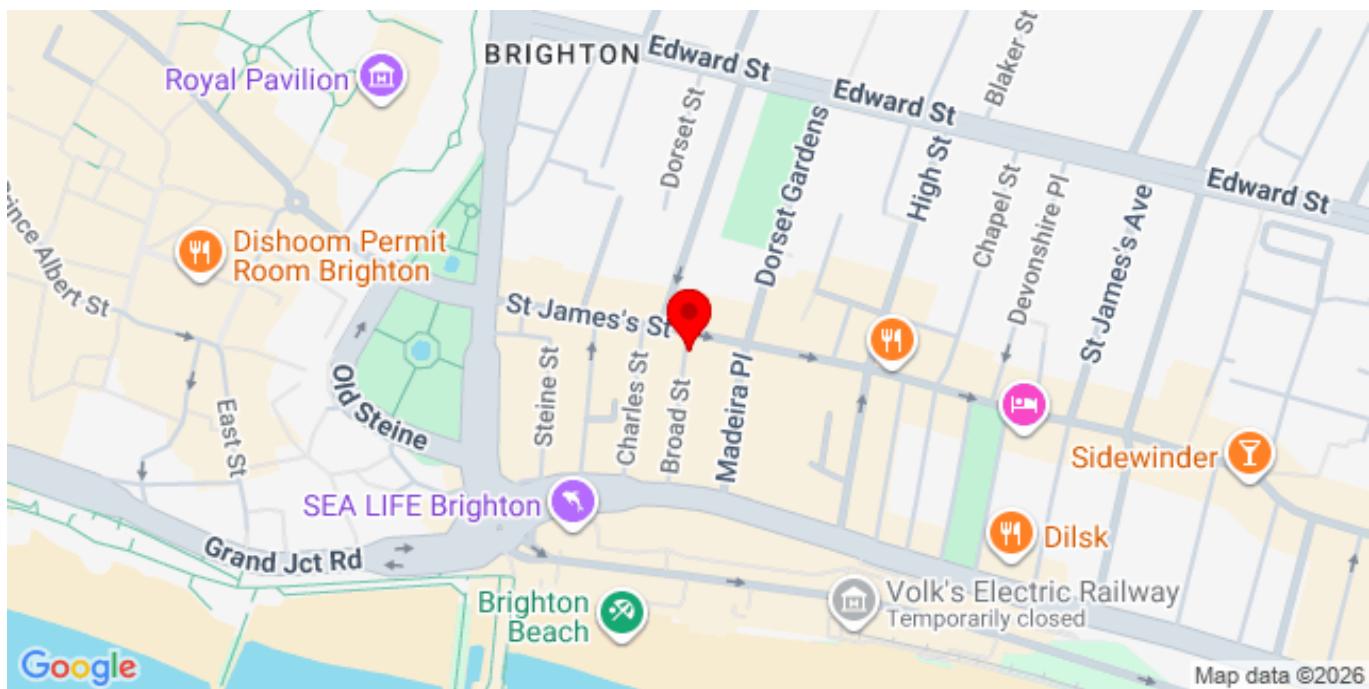
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111 St James's Street, Brighton, BN2 1TH  
TO LET: PROMINENT CORNER RETAIL UNIT WITH DOUBLE FRONTAGE &  
ALCOHOL LICENCE

# LOCATION



111 St James Street occupies a prominent position on the southern side of this well-established commercial parade, between Broad Street and Madeira Place, within the heart of Brighton's Kemptown district. St James Street serves as a key arterial route linking the Old Steine with the seafront and wider Kemptown area, benefitting from strong year-round pedestrian flow and high visibility to both local residents and visitors.

The area is well-known for its diverse mix of national brands and independent businesses, with nearby occupiers including Morrisons, Superdrug, Starbucks, Purezza, and a wide range of cafés, bars, and boutique shops.

The location offers excellent connectivity to the city's main commercial and leisure hubs, with Brighton Palace Pier, the Royal Pavilion, and Soho House all within walking distance. This dynamic and vibrant setting makes it a sought-after location for a variety of occupiers seeking to capitalise on consistent footfall and a lively trading environment.

## Description

The premises comprise a highly prominent and recently refurbished corner unit, arranged over ground and lower ground floors, with an eye-catching double frontage onto both St James Street and Broad Street.

The ground floor provides a bright, open-plan trading space with excellent natural light and strong street presence, ideally suited to a wide range of Class E occupiers. A WC is located at the rear for customer or staff use.

The lower ground floor offers flexible, usable space, currently used for ancillary storage, but equally well suited to back-of-house operations or additional seating, subject to layout and necessary consents.

This is a rare opportunity to secure a versatile and high-profile premises within one of Brighton's most vibrant and high-footfall trading locations, perfectly positioned to attract both local custom and visitor traffic year-round.

## Key Features

- Prominent Corner Unit with Double Frontage
- Recently Refurbished Ground Floor with Excellent Natural Light
- Usable Lower Ground Floor, Suitable for Storage or Additional Seating
- Favourable Alcohol License

## Accommodation

Arranged over two floors:

### Ground Floor: 500 sq ft (46.4 m<sup>2</sup>)

- Internal Width (Max): 21'1"
- Internal Depth (Max): 29'5"
- Max Floor-to-ceiling height: 11.12 feet (3.39 meters)

### Lower Ground Floor: 484 sq ft (45 m<sup>2</sup>)

- Max Floor-to-ceiling height: 7.25 feet (2.21 meters)

### Total Accommodation (NIA): 984 sq ft (91.4 m<sup>2</sup>)

## License

Licence - 1445/3/2025/00607/LAPRMV

### Late Night Refreshment

Times:

- 23:00:00 - 00:00:00 Every Day

### Opening hours

Times:

- 08:00:00 - 00:00:00 Every Day

### Sale by Retail of Alcohol

Alcohol consumed (Both on and off the premises)

Times:



- 08:00:00 - 23:00:00 Monday-Saturday
- 09:00:00 - 23:00:00 Sunday

## Lease

A new lease is available on flexible terms.

Guide Rent: **£22,000 per annum, exclusive.**

## Repairing Liability

An effective Full Repairing & Insuring lease.

## Business Rates

- Billing Authority: Brighton & Hove
- Description: Cafe and premises
- Rateable Value: £17,250
- Valid from 1 April 2023 to present

## VAT

VAT will not be payable on the terms quoted.

## Legal & Professional Fees

Each party is to pay their own legal and professional fees incurred.

## Anti-Money Laundering

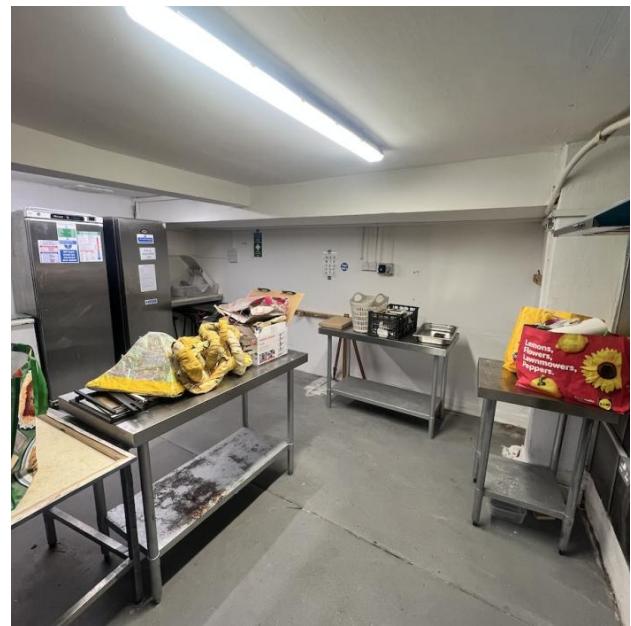
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

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).







GET IN TOUCH  
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