

FREEHOLD



Business (EPC Rating: F)

**122A ST. JAMES'S STREET, BRIGHTON,
BN2 1TH**

Guide Price

£575,000

**ASTON
VAUGHAN**
Sales and Lettings



4 Bedroom Business located in Brighton

This prominent property presents a rare freehold opportunity with mixed-use potential, benefiting from full vacant possession. Positioned in a highly sought-after location on St James Street, it offers excellent visibility and strong footfall, making it an attractive prospect for investors, owner-occupiers, or developers looking to capitalise on Brighton’s thriving commercial and residential market.

Viewing Arrangements

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

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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 m²)
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 m²)
Middle Area: 160 sq ft (14.86 m²)
Rear/Lobby Area: 90 sq ft (8.36 m²)
Additional Facilities: Includes W/C and wash basin.
Floor-to-Ceiling Height: Averages 6’ 8”
Total Basement Area: 380 sq ft (35.30 m²)
Total Commercial Accommodation: 720 sq ft (66.9 m²)

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
£575,000 (five hundred and seventy-five 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.



Location

Situated in a prominent position along the bustling retail thoroughfare of St James Street, this freehold opportunity benefits from high visibility and strong passing trade.

Positioned close to the junction with High Street, the property enjoys excellent connectivity to Brighton's core commercial and leisure destinations. Nearby occupiers include established national and independent businesses such as Morrisons, Co-op, Superdrug, Brighton Dental Clinic, Mind Charity, Betfred, and a variety of cafés, restaurants, and boutique retailers.

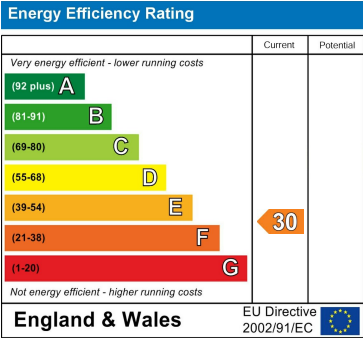
St James Street serves as a key route linking Brighton's Old Steine and Kemptown, an area renowned for its diverse retail, hospitality, and residential communities. The location is within walking distance of Brighton Seafront, Brighton Palace Pier, and Soho House, further enhancing its appeal to businesses looking to capitalise on strong footfall and year-round visitor numbers.



Council Tax Band

F

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.