



A3 (RESTAURANTS AND CAFES) / RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN TO LET

11 ST. JAMES'S STREET

Brighton, BN2 1RE

Well Fitted Stylish Café Unit In Great Location To Let

993 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	993 sq ft
Rent	£24,500 per annum exclusive of rent rates, VAT & all other outgoings.
Rates Payable	£7,258 per annum Based on 2026 Valuation 38.2p
Rateable Value	£19,000
VAT	Not applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	B (48)

Description

The property is currently arranged over two floors as a café/coffee shop, with a stylish finish throughout, including parquet wooden floors, a spiral staircase and feature lighting. There are also impressive WC facilities on site. PLEASE NOTE THERE IS NO ABILITY TO INSTALL EXTERNAL EXTRACTION & THUS HEAVY DUTY COOKING WILL NOT BE POSSIBLE.

Location

The property is situated towards the western end of St James Street, which serves as a popular commercial area and thoroughfare for the Kemp Town area of Brighton. Popular local operators include VIP Pizza, Yelkin, Morleys and Redroaster showing strong local offerings, as well as larger national operators including Boots, Starbucks and Morrisons. The location is also particularly popular due to its proximity to Brighton Seafront where the recent addition of Soho House is situated.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	612	56.86
Basement - Cafe	381	35.40
Total	993	92.26

Terms

Available by way of a new effective full repairing & insuring lease for a term of 10 years at a rent with provision for a 5 yearly rent review. A premium in the order of £5000 is also required.

Rent Deposit

A rent deposit of 6 months rent will be required subject to status of the incoming tenant.

Photos

Please note internal photos not taken recently.



Get in touch

Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency

James Hawley

01273 672999 | 07935 901 877
james@eightfold.agency

Alex Gardner

01273 672999 | 07511 017289
alex@eightfold.agency

Eightfold Property

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Energy performance certificate (EPC)

11 St James's Street
BRIGHTON
BN2 1RE

Energy rating

B

Valid until:

3 August 2032

Certificate number: **7997-9266-2801-3377-3557**

Property type

Restaurants and Cafes/Drinking
Establishments/Takeaways

Total floor area

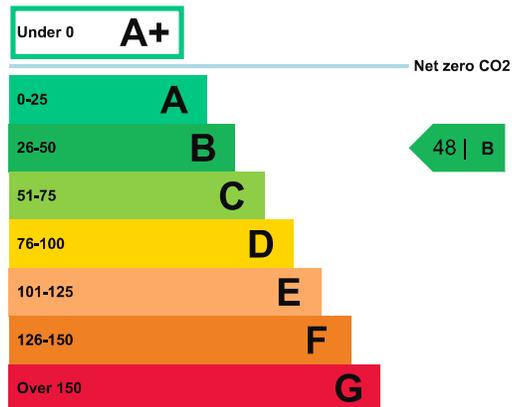
104 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

14 | A

If typical of the existing stock

54 | C

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

64.47

Primary energy use (kWh/m² per year)

690

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5587-3402-1868-3819-2837\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Gary Romaine
Telephone	0800 170 1201
Email	admin@easyepc.org

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/023158
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 August 2022
Date of certificate	4 August 2022

11 St. James's Street, Brighton, BN2

