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PROPERTY PEOPLE

To Let



122 St. James's Street

Brighton, BN2 1TH

To Let: Prominent Corner Premises in Brighton's Vibrant Kemptown

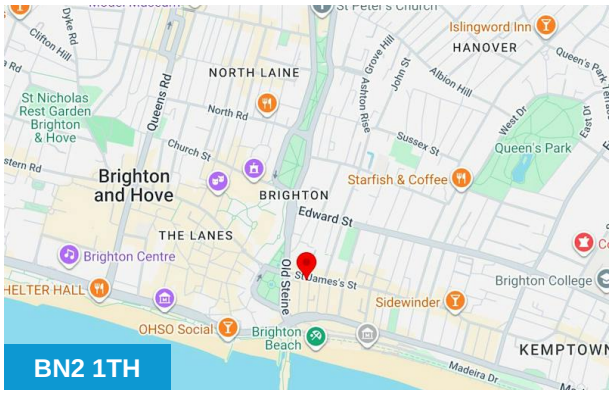
596 sq ft
(55.37 sq m)

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

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

Summary

Available Size	596 sq ft
Rent	£17,500 per annum
Rates Payable	£5,921 per annum Prospective occupiers should contact Brighton & Hove City Council to confirm their eligibility and actual rates payable.
Rateable Value	£15,500
Service Charge	Ad hoc, being a fair proportion of the landlord's reasonable costs of maintaining the retained parts.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (30)







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.

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.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Trading Area	334	31.03
Basement	Ancillary storage and WC facility	262	24.34
Total		**596**	**55.37**

Viewings

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

Viewing & Further Information



Oliver Graves
01273 701070 | 07435 099764
oli@gravesjenkins.com

Terms

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

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.

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 06/11/2026


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Energy performance certificate (EPC)

122 St James's Street BRIGHTON BN2 1TH	Energy rating **B**	Valid until:	**7 May 2033**
		Certificate number:	**2040-3815-7070-7201-5205**

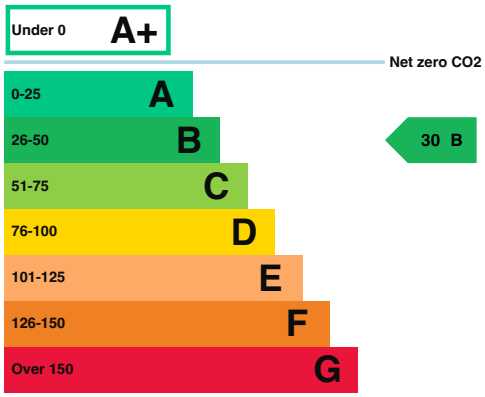
Property type	Retail/Financial and Professional Services
Total floor area	66 square metres

Rules on letting this property

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

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

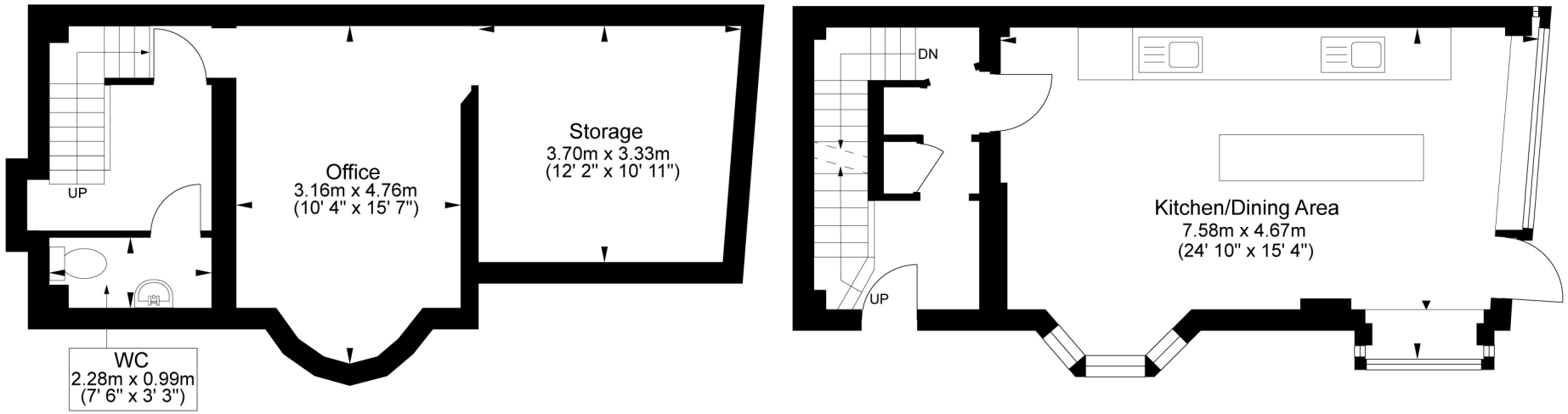
The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	0 A
If typical of the existing stock	65 C

St James's Street



N

Lower Ground Floor
Approximate Floor Area
398.16 sq ft
(36.99 sq m)

Ground Floor
Approximate Floor Area
447.78 sq ft
(41.60 sq m)

Approximate Gross Internal Area = 78.59 sq m / 845.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.