

FOR SALE

FREEHOLD FOR SALE CENTRAL BRIGHTON MIXED USE RETAIL & RESIDENTIAL INVESTMENT

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



Summary

Available Size	891 sq ft
Price	Offers in excess of £300,000
Business Rates	Ground Floor and Basement: £13,500 with a UBR of 49.9 p in £. The First Floor flat falls within Council Tax Band A
EPC Rating	Upon enquiry

Location

The property is situated on the southern side of St James’s Street, on the corner of Madeira Place, within the East Cliff Conservation Area of Kemp Town. The area has mostly small, independent traders with some multiple traders nearby, such as Starbucks, Superdrug and a Morrisons supermarket to the west towards Brighton town centre. Brighton’s seafront is a short walk to the south and central Brighton approximately half a mile to the west.

Description

The property is a large corner terraced Grade II listed building. The accommodation comprises ground floor retail with a basement storage to include a staff WC. It is utilised as a café/wine bar. There is a one-bedroom first floor flat which comprises an entrance hall, lounge/kitchen, separate WC and a rear double bedroom with shower cubicle. The property also has a maisonette over second and third floors which is sold off on a long leasehold basis.

Accommodation

The following approximate net internal floor areas apply in respect of the basement and ground floor, and gross internal areas in respect of the first floor flat

Description	sq ft	sq m
Basement	172	15.98
Ground Floor Sales	393	36.51
First Floor 1-Bedroom Flat	326	30.29

Tenure

The property is available by way of a sale of the freehold interest, subject to the existing tenancies.

Tenancies

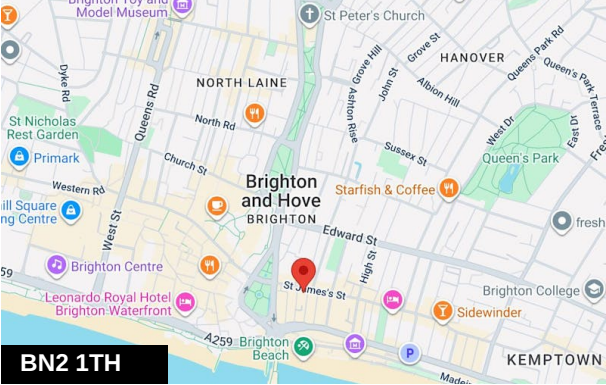
The ground floor and basement is let on an effectively full repairing and insuring lease to Tulip Brighton Ltd from 15 November 2011, expiring 14 November 2032. The rental figure from November 2025 will be £15,000 per annum, rising by £1,000 per annum until expiry. The first floor flat is let on an Assured Shorthold Tenancy at a rent of £850 per calendar month. The second and third floor maisonette is sold off on a 99-year lease from 19 October 1988. There is a ground rent of £100 per annum. The property produces a total annual income of £25,300.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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