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122/122a St James Street, Brighton, BN2
1TH

FOR SALE: CORNER RETAIL PREMISES WITH SELF-CONTAINED
RESIDENTIAL ACCOMMODATION OVER

LOCATION



Nestled in the prime location at the prominent corner of St James Street and Manchester Street, at the foot of a busy and well-established retail thoroughfare.

Positioned directly opposite Morrisons Supermarket and in close proximity to a diverse mix of popular businesses including Ladbrokes, Mind Charity, Betfair, Kamson Pharmacy, Subway, Redroaster, and many other multiple traders and independent retail outlets.

St James Street is a vital link between the Old Steine area of Brighton & Hove and Kemptown, forming a key part of the city's vibrant commercial district. The property's convenient location puts it within easy walking distance of Brighton Seafront, Soho House, and the Brighton Palace Pier, making it a highly sought-after location for businesses seeking high footfall and visibility.

Description

This impressive building is a rare freehold opportunity offering mixed-use potential and vacant possession.

Key Features

- City-Centre freehold property
- Mixed-use building with vacant possession
- Busy trading location
- Prominent corner position

Accommodation

Situated on an imposing corner, the property comprises commercial premises on the ground and basement floors, with self-contained residential accommodation spread over three upper floors.

Ground Floor Shop

Gross Window/Door Frontage: 14ft (plus return frontage into Manchester Street)

Internal Width: 13' 6"

Total Shop Depth: 25' 6"

Total Sales Area: 340 sq ft (31.58 m2)

Well-presented with wood-panelled flooring, strip lighting, and front and side window displays.

Rear lobby leading to:

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)

plus W/C and wash basin.

(floor-to-ceiling height in the basement area averages 6' 8")

Total Basement Area: 380 sq ft (35.30 m2)

Residential Accommodation with self-contained access from Manchester Street and from within the shop area lobby.

First Floor



Living Room: 12' 8" x 13' 3" – with bay window overlooking St James Street.

Adjacent Dining Room (open plan): 8' 10" x 7' 10"

Kitchen: 8' x 7' 10" – fully fitted with wall and floor cupboard units.

Bathroom (half landing): 5' 2" x 5' – pedestal wash basin, LLWC, bath with shower attachment. Roof light and electric wall-mounted heater.

Second Floor

Bedroom 1: 12' 9" x 12' 10" – with front bay window.

Bedroom 2: 10' 11" x 8' – plus bay window over Manchester Street.

Third Floor

Bedroom 3: 8' x 8' 2"

Bedroom 4: 12' 8" x 9'

N.B – the accommodation is in a clean and tidy order throughout with fitted carpets to most rooms, electric heating (no gas) and an electric water tank on the first floor.

Price

£595,000 (five hundred and ninety-five thousand pounds), subject to contract and full vacant possession.

Business Rates

Billing Authority: Brighton & Hove

- Description: Shop and Premises
- Rateable Value: £12,250
- Valid from April 2023 (current)

Potential Benefit from Small Business Rates Relief.

VAT

The property is not elected for vat.

Legal Fees

Each party is to pay their own legal fees incurred.

Viewing Arrangements



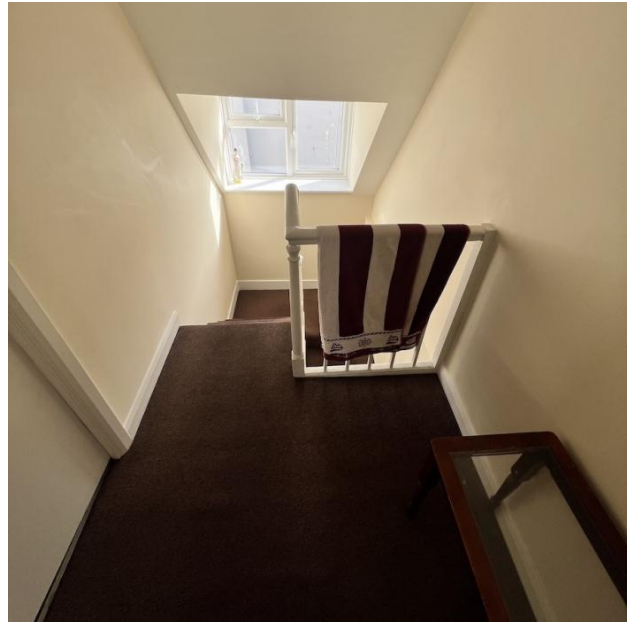
Strictly via prior appointment through sole agents Graves Jenkins.















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