



97 St. James's Street
Brighton, BN2 1TP

**Freehold Mixed Use
Investment Building
POA**

2,691 sq ft
(250 sq m)

- Kemptown Location
- Vacant Upper parts
- New Commercial Lease

97 St. James's Street, Brighton, BN2 1TP

Summary

Available Size	2,691 sq ft
Business Rates	Upon Enquiry
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon Enquiry

Description

SOLD Off Market - Mixed use freehold investment property with LGF/ GF commercial space let on new FRI lease, first floor flat and second and third floor maisonette requiring complete renovation.

Location

Located on the south side of St James's Street, Brighton in the heart of Kemptown a short walk from the seafront and Brighton City centre.

Accommodation

The accommodation comprises the following areas:

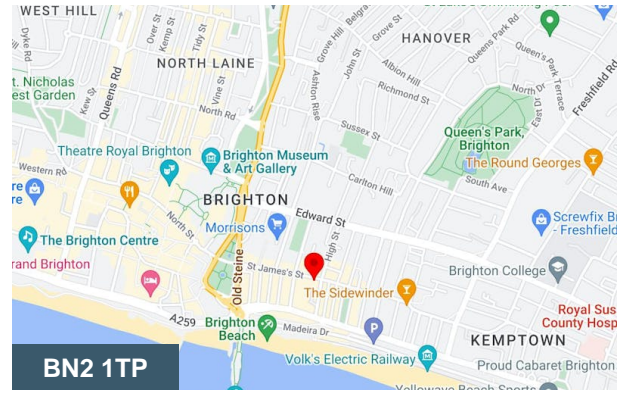
Name	sq ft	sq m
Basement - LGF	566	52.58
Ground - GF Retail	800	74.32
1st - FF Flat	560	52.03
2nd - SF/ TF Maisonette	765	71.07
Total	2,691	250

Viewings

Viewings can be arranged via the vendors sole agent Newlands Property

Terms

Freehold for sale subject to commercial lease and vacant possession of the upper parts - Price on Application.



Viewing & Further Information



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