



**108 St. James's Street**

Brighton, BN2 1TH

**FOR SALE - Mixed Use**  
**Investment**  
**OIRO £650,000 FH**

**2,109.71 sq ft**  
(196 sq m)

- Investment Property
- Fully Let
- Kemptown, Brighton

# 108 St. James's Street, Brighton, BN2 1TH

## Summary

<b>Available Size</b>	2,109.71 sq ft
<b>Price</b>	Offers in the region of £650,000
<b>Rates Payable</b>	£6,144 per annum
<b>Rateable Value</b>	£12,000
<b>Car Parking</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	D (83)

## Description

The property comprises of a GF/LGF commercial unit currently let on an FRI lease until March 2026, with a passing rental of £18,000pa. The upper floors comprise of a self-contained student let accommodation, currently producing £2,600pcm / £31,200pa.

Providing a collective net income on the building of £49,200 per annum exclusive.

## Location

The property is located on the south side of St James, Street in Kemptown Brighton, a short distance from the main seafront promenade, with Old Steine to the west and Brighton city centre further down.

## Accommodation

The accommodation comprises the following areas:

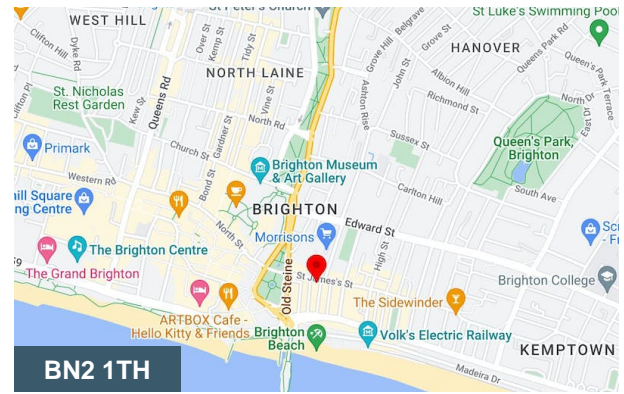
Name	sq ft	sq m
Ground	393.49	36.56
Lower Ground	252.86	23.49
1st - 1st,2nd,3rd Floor Maisonette	1,463.36	135.95
<b>Total</b>	<b>2,109.71</b>	<b>196</b>

## Viewings

Viewings can be arrange via the vendors Sole Agent Newlands Property.

## Terms

Offers are invited in the region of £650,000 for the freehold interest in the property subject to the existing tenancies in place. A purchase at this level would represent a NIY of 7.20% after purchasers costs.



## Viewing & Further Information



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