



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

**TO LET - High St Retail  
Space  
Rental £24,000 PAX**

**1,366 sq ft**  
(126.91 sq m)

- Lease Assignment
- Premium £10,000
- Popular Kemptown location

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

## Summary

<b>Available Size</b>	1,366 sq ft
<b>Rates Payable</b>	£6,861.25 per annum Unit may be eligible for rates relief, please contact council to confirm
<b>Rateable Value</b>	£13,750
<b>Service Charge</b>	N/A
<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>	C (68)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	566	52.58
Ground	800	74.32
<b>Total</b>	<b>1,366</b>	<b>126.90</b>

## Description

Ground floor retail unit with lower ground floor storage space, the property would suit various uses (STPC) open plan ground floor area offers excellent retail space with full height lower ground floor providing further retail or storage space.

## Location

The property is located on the south side of St James Street, Brighton just off the seafront in a very busy location with a high level of footfall.

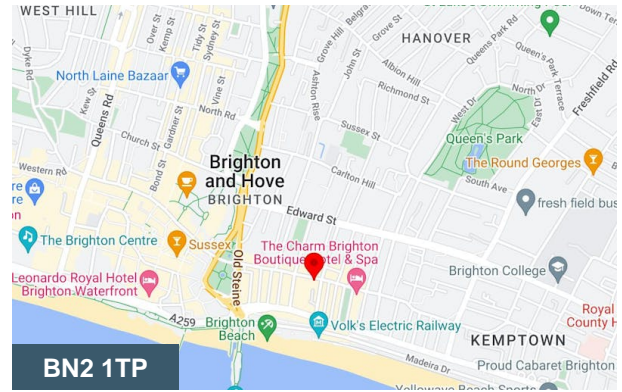
## Terms

The property is available by way of a lease assignment, with passing rent of £24,000pax lease expires 21-11-2032. The lessee is requesting a £10,000 premium for the lease.

\*Disclaimer\* In accordance with the estate agency act 1979 we advise that the Landlord of this property has a connection with Newlands Property, for more information please contact our agency.

## Viewings

Viewings can be arranged via Sole Agents - Newlands Property



## Viewing & Further Information



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