



89 St James Street

Brighton, BN2 1QY

TO LET - Retail Unit
Rental £16,000 PAX

402 sq ft
(37.35 sq m)

- New Lease
- Busy Location
- Kemptown

89 St James Street, Brighton, BN2 1QY

Summary

Available Size	402 sq ft
Rent	£1,333.33 per month
Rates Payable	£4,091.80 per annum Unit should be eligible for Nil rates, please confirm with BHCC
Rateable Value	£8,200
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (82)

Description

Class E unit with good frontage counter / seating area having previously been used for cafe/ coffee shop use. There is lower ground floor storage and W.C. Excellent starter unit for a new or expanding business.

Location

Located on the south side of St James Street within the heart of Kemptown the property has excellent passing trade and footfall with Brighton city centre a short walk to the west and the main seafront just to the south.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	336	31.22
Lower Ground	66	6.13
Total	402	37.35

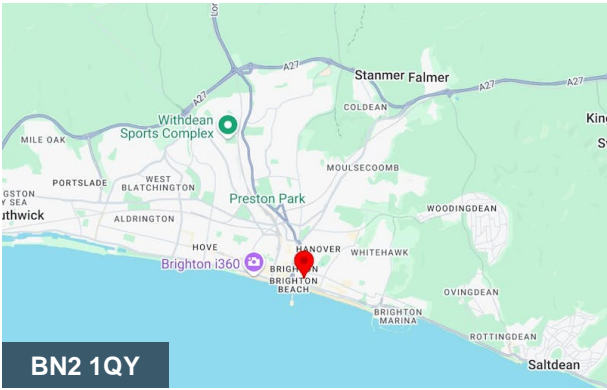
Viewings

Viewings can be arranged via the Landlords Sole Agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental £16,000 PAX.

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.



Viewing & Further Information



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