



**TO LET**  
**PROMINENT CORNER RETAIL UNIT**  
**115 ST JAMES STREET**  
**BRIGHTON BN2 1TH**



## LOCATION

Brighton & Hove is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing.

115 St James Street is situated on the southern side of this main retail thoroughfare in the Kemp Town area.

Nearby occupiers include multiple retailers Superdrug, Starbucks, Subway, Sainsburys Local, The Cooperative and Morrisons Supermarkets.

In addition there is a vibrant and cosmopolitan mix of independent retail and leisure operators contributing to high footfall as a popular location.

Brighton station is 0.8 miles (20 mins walk). There is an NCP car park (587 spaces) in High Street nearby (3 mins, 150 m).

## DESCRIPTION

The premises comprise a ground floor retail unit with double entrance doors, open plan sales and storage, kitchen area and disabled access W.C to rear.

## ACCOMMODATION

Ground Floor            1,276 sq ft            118.5 sq m

Net internal areas.

## LEASE

A new FRI lease on terms to be agreed.

## RENT

Offers in the region of £55,000 per annum exclusive.

## VAT

We are advised that VAT is not chargeable on the rental outgoings.

## BUSINESS RATES

RV £36,500 UBR 49.9p (Apr 23/24).

## EPC

Certificate No: 0840-0735-3309-7303-0006 rated 109 E, expires 10 December 2028.

## LEGAL COSTS

Both parties legal costs are to be met by the ingoing tenant.





## VIEWING & FURTHER INFORMATION

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