



## PRIME FREEHOLD PROPERTY FOR SALE

- Centrally Located
- Prime Thoroughfare
- Income Producing with Self Contained 3 Bed Maisonette
- Popular Kempton Location

Interested in this property? Please contact us on 01903 792785

# 84 ST. JAMES'S STREET, BRIGHTON, EAST SUSSEX, BN2 1TP

## Location

Situated in the heart of the vibrant area of Kemp Town, St James's Street houses a number of restaurants, bars and commercial occupiers. Royal Sussex County Hospital and Brighton College are to the north and Brighton seafront is within walking distance to the south.

## Description

This mid-terraced, five storey property is made up by a ground floor shop, which is let at a current rent of £1250 per calendar month, exclusive. The upper floors are a self-contained three bedroom maisonette and currently achieving £1,700 per calendar month therefore, the property is currently achieving an overall income of £35,400 per annum, exclusive.

Additionally, the property benefits from a self-contained basement which has the potential to be converted to a studio apartment (STP).

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Shop	324	30.1
Maisonette	785	72.93
Basement	137	12.73
<b>Total floor area:</b>	<b>1,323</b>	<b>122.91</b>

## Tenure

Freehold

## Price

Offers are invited in the region of £400,000 for the freehold interest.

## Rent

The ground floor shop produces a current rent of £15,000 per annum, exclusive.

The self-contained maisonette produces a current rent of £20,400 per annum, exclusive.

The overall income is £35,400 per annum, exclusive.

## Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £7700. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £3842.30. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

## EPC

The first floor maisonette has an EPC rating of E - 52.

The shop has an EPC rating of C - 67.

## VAT

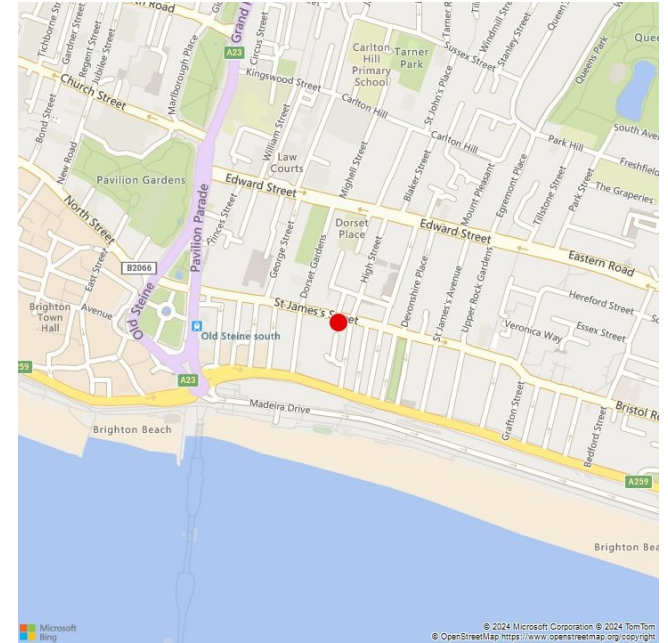
We are informed that VAT is not applicable on the terms quoted.

## Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

## Legal Fees

Each party is responsible for their own legal fees in this transaction.



## Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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