

RENT
REDUCTION
FLEXIBLE TERMS



PROMINENT CORNER RETAIL UNIT TO LET

- Suitable for a variety of uses (STNC)
- Available on new lease
- High footfall popular Kemptown location
- Flexible terms



DESCRIPTION

The premises comprise a ground floor airconditioned open plan retail unit with double entrance doors, suspended ceiling with recessed LED lighting.

To rear is a kitchen area and disabled access W.C.



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. 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).

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: **BN2 1TH**

ACCOMMODATION

	sq ft	sq m
Ground Floor	1,276	118.5
Kitchen & W.C	-	-
Net internal area		

PERMITTED USE

We understand that the premises fall within the new use class (Sept 2020) 'E'. The tenant is to make their own enquiries to ensure their use falls within this class

TERMS & RENT

Lease terms and rent on application.

BUSINESS RATES

RV £36,500 UBR 49.9p (Apr 2024/25).

VAT

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



EPC

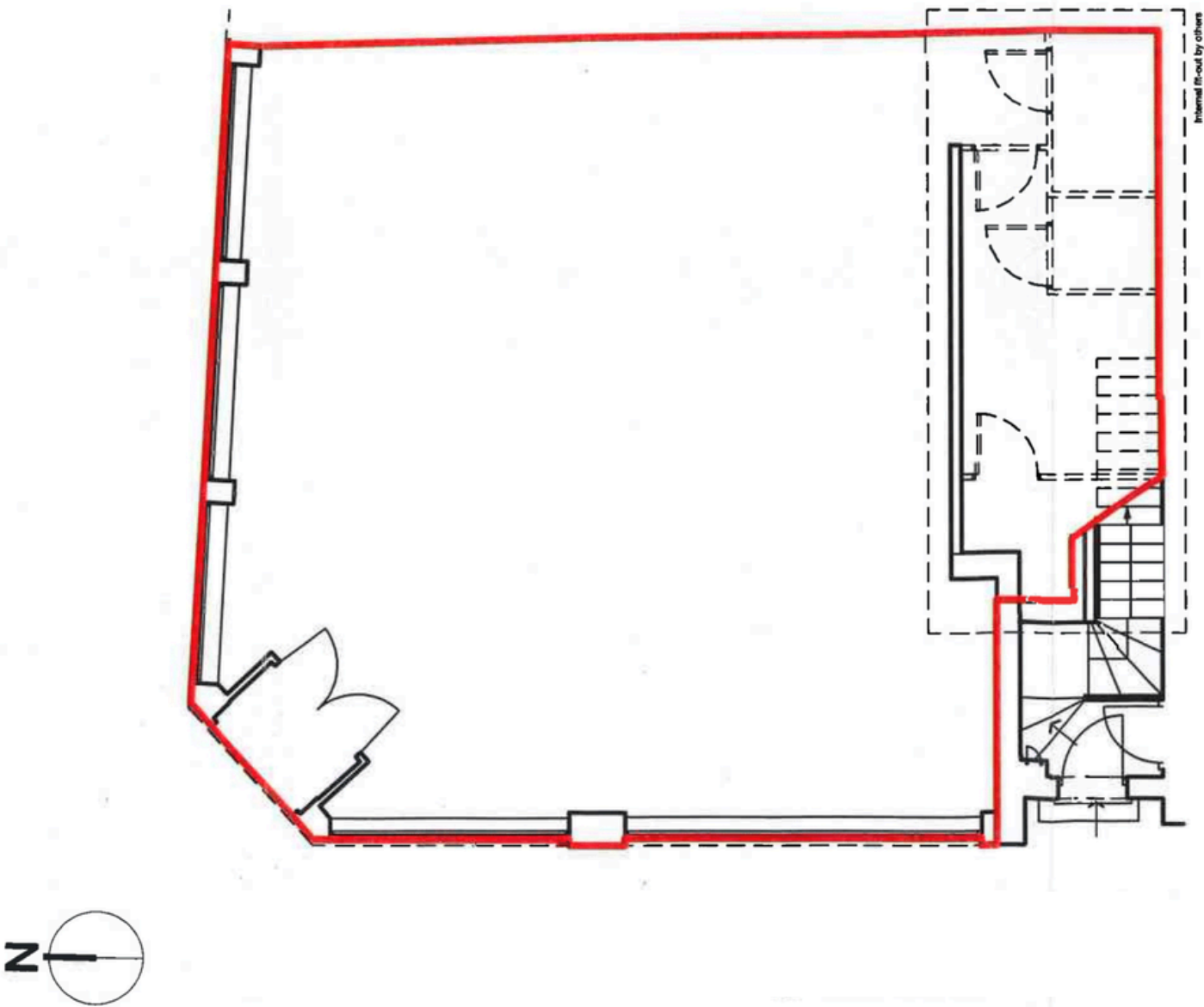
Certificate No: 0840-0735-3309-7303-0006 rated 109 E, expires 10 December 2028.

LEGAL COSTS

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

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.



ground floor indicative plan

VIEWING AND FURTHER INFO



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