

# MIXED RESIDENTIAL/COMMERCIAL INVESTMENT

3,129 sq. ft ( 290 sq. m)



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Your Sussex Property Expert



## 81-82 St James's Street, Brighton BN2 1PA

- Rare mixed use freehold investment opportunity
- Vacant ground floor retail unit with two flats above
- Potential to split the ground floor into three units (STNC)
- Opportunity to create a lower ground floor flat (STNC)

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## LOCATION:

Situated on the south side of this popular trading thoroughfare, St James's Street links Brighton city centre to the sought-after area of Kemptown. There are several well known retailers close by including Starbucks, Superdrug, Boots, Morrisons, Sainsburys, and The Co-Operative, as well as independent retailers. The subject property is located in a prime position which fronts St James's Street, New Steine, and Wentworth Street.

A location plan is overleaf.

## DESCRIPTION:

Located in a prime position, fronting three different streets, the ground and lower ground floor is currently laid out as a café/ice cream parlour which serves both alcohol and food offerings. The kitchen is located on the lower ground floor and is fully fitted.

There is a possibility to split the space into three retail units and then possibly create a lower ground floor flat (STNC).

The two flats above are both let on AST's and consist of a one-bedroom flat on the first floor and a two-bedroom flat on the second floor. Both are self-contained via an entrance on St James's Street.

## ACCOMMODATION:

Please see schedule overleaf.

## TOTAL INCOME:

£31,800 per annum, exclusive.

ERV of commercial unit as a whole is £30,000 per annum, exclusive.

ERV of commercial space split into three separate units is £45,000 per annum, exclusive (STNC).

## GUIDE PRICE:

Offers are invited in the region of **£850,000** for the freehold interest, subject to the existing tenancies.

## ENERGY PERFORMANCE RATING:

Commercial Unit - C (66)

Flat 1A - D (60)

Flat 1B - D (59)

## BUSINESS RATES:

The Rateable Value for the current financial year provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £29,000.

The Small Business Rate for the current financial year (2025-2026) is 49.9p in the £ making the Rates Payable approximately £14,471.

## ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake AML checks on all prospective purchasers, to include ID & proof of address checks. We will also require proof of funds sufficient to trace source of funds. Where a purchaser is a company, we require company structure and checks for majority shareholders. Further information can be provided on request.

## VIEWING ARRANGEMENTS:

Strictly by appointment through sole selling agent, Oakley Property.

## CONTACT:



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**ACCOMMODATION:**

The accommodation briefly comprises:

	<i>Total sq ft</i>	<i>Total sq m</i>	<i>Income/potential ERV:</i>
<i>Basement floor area - commercial</i>	<i>494</i>	<i>45.95</i>	<i>£30,000 pax as a whole unit (or £45,000 pax if split into 3 separate units, STNC)</i>
<i>Ground floor area - commercial</i>	<i>925</i>	<i>86</i>	
<i>First floor area - commercial</i>	<i>203</i>	<i>18.92</i>	
<i>Flat 1A (1 bed)</i>	<i>430</i>	<i>40</i>	<i>£12,600 pa</i>
<i>Flat 1B (2 bed)</i>	<i>1,076</i>	<i>100</i>	<i>£19,200 pa</i>
<i>Totals</i>	<i>3,129</i>	<i>290.69</i>	<i>Inc commercial: £61,800 (or £76,800 if commercial units split)</i>

Floor areas for the flats are from third party sources.

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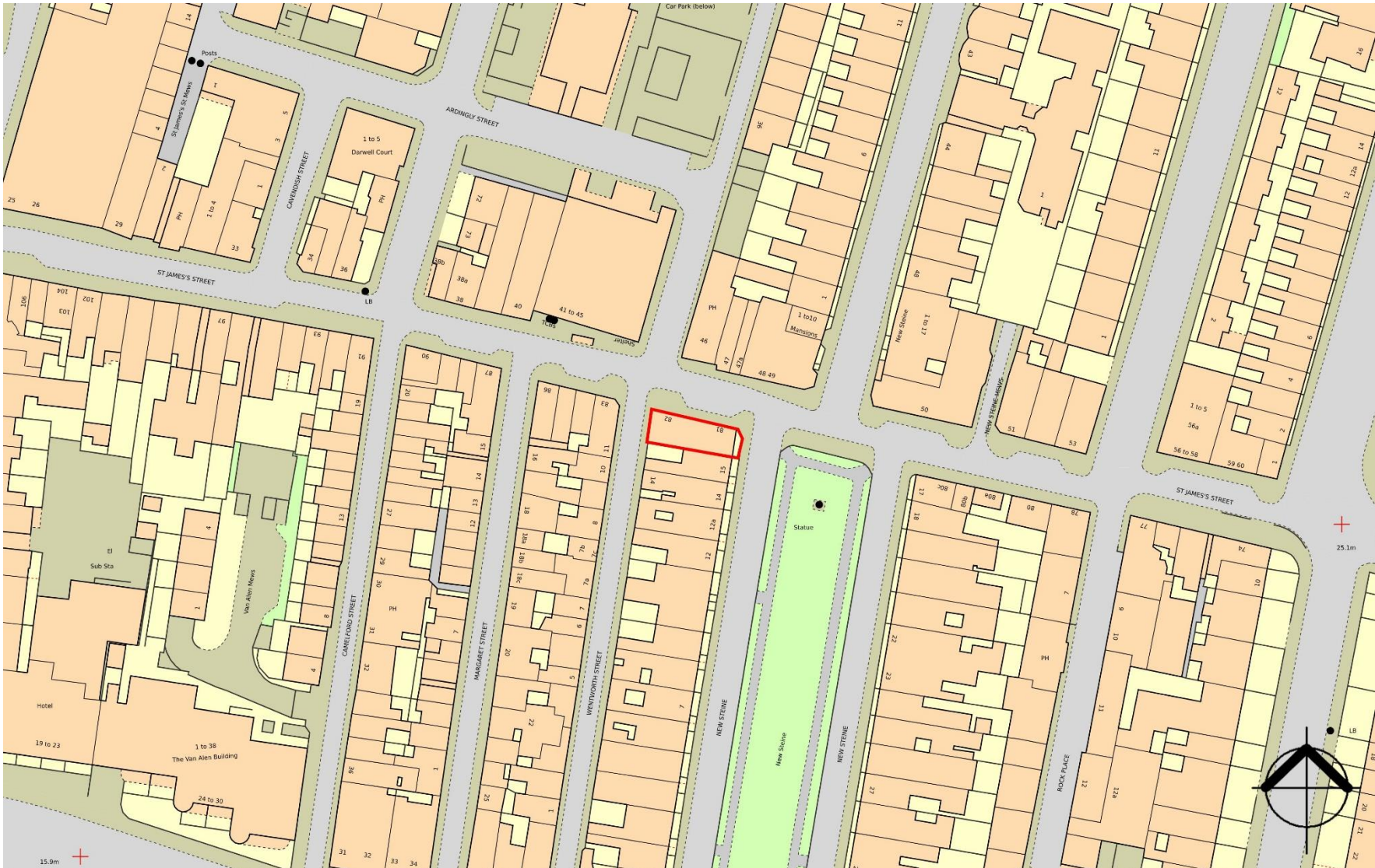
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