

MIXED USE INVESTMENT FOR SALE

4,654 sq. ft (432.32 sq. m)



Oakley

Your Sussex Property Expert



**32 & 33 St James's Street;
1, 1A, 3 and 5 Cavendish
Street; and
1 St James's Street Mews,
Brighton BN1**

- Mixed use investment for sale
- Popular location within Kemptown
- Gross income of £90,300 pa
- Freehold for sale

FOR SALE

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LOCATION

The property is situated within the popular trading thoroughfare of St James's Street linking Brighton city centre to the sought after area of Kemptown. There are well known retailers close by including Starbucks, Superdrug, Boots, Morrisons, Sainsbury's, and The Co-Operative, as well as multiple independent retailers. The subject property is in a prime position fronting St James's Street along with access to the upper parts and a commercial unit from Cavendish Street and St James's Mews to the rear.

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

DESCRIPTION

The property boasts a significant corner plot on St James's Street and Cavendish Street. The property is made up of four separate commercial elements which are all fully let on an FRI basis via a service charge. The retail units fronting St James's Street are laid out across ground and basement and fully self-contained with WCs. 1a Cavendish Street is accessed via Cavendish Street and is laid out as retail space on the ground and basement with WC and kitchenette. 1 St James's Mews consists of a workshop/office building self-contained from the rest of the property with access from Ardingly Street and St James's Mews and split over ground and first. The upper parts of St James's Street/Cavendish Street are laid out as 11 residential flats with one being let on an AST (which is included in the investment sale) and ten sold off on long leases.

ACCOMMODATION

The total accommodation briefly comprises:

	SQ.FT	SQ.M
<i>1a Cavendish Street</i>	<i>723</i>	<i>67.07</i>
<i>32 St James' Street</i>	<i>1,216</i>	<i>112.97</i>
<i>33 St James' Street (from EPC)</i>	<i>947</i>	<i>88.00</i>
<i>1 St James' Mews</i>	<i>1,327</i>	<i>123.28</i>
<i>Flat 1, 1 Cavendish Street (from EPC)</i>	<i>441</i>	<i>41.00</i>
Total Accommodation	4,654	432.32
*10 x flats sold off on long leases - not measured		

GUIDE PRICE

Offers are invited in the region of £1,000,000.

TENURE

Freehold.

USE / PLANNING

We understand the premises fall within the use class (Sept 2020) 'E' on the commercial element and C3 on the residential parts. The purchaser is to make their own enquiries to ensure the use falls within this use class.

BUSINESS RATES

See accommodation table below.

ENERGY PERFORMANCE CERTIFICATE

See accommodation table below.

LEGAL FEES

Each party is responsible for their own legal fees.

VAT

VAT is not applicable on the sale price.

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 letting agent, Oakley Property.



James Hamblyn

01273 627 411

james.hamblyn@oakleyproperty.com

Main switchboard: 01273 688 882

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Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

TENANCY SCHEDULE AS OF MAY 2026

<i>PROPERTY</i>	<i>START</i>	<i>END</i>	<i>RENT P.A</i>	<i>RENT REVIEW</i>	<i>SECURITY</i>	<i>RATEABLE VALUE P.A</i>	<i>EPC RATING</i>
<i>1a Cavendish Street and basement</i>	<i>09.06.22</i>	<i>08.06.29</i>	<i>£14,500</i>	<i>3 Years</i>	<i>Guarantor</i>	<i>£9,600</i>	<i>D-100</i>
<i>32 St James's Street and basement</i>	<i>14.03.24</i>	<i>14.03.36</i>	<i>£21,500</i>	<i>3 Years</i>	<i>Rent Deposit - £7,961</i>	<i>£26,500</i>	<i>B-39</i>
<i>33 St James's Street and basement</i>	<i>22.12.09</i>	<i>21.12.29</i>	<i>£21,700</i>	<i>3 Years</i>	<i>-</i>	<i>£15,000</i>	<i>C-68</i>
<i>Workshop, GF & FF 1 St James's Street Mews</i>	<i>12.12.25</i>	<i>11.12.30</i>	<i>£17,500</i>	<i>3 Years</i>	<i>Rent Deposit - £4,325</i>	<i>*Currently rated as individual units</i>	<i>D-81</i>
<i>Flat 1, 1 Cavendish Street</i>	<i>AST</i>	<i>AST</i>	<i>£13,200</i>	<i>-</i>	<i>Rent Deposit - £1,269</i>	<i>-</i>	<i>D-63</i>
<i>Ground Rent from 10 flats sold off on long leases</i>	<i>-</i>	<i>-</i>	<i>£1,900</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>TOTAL INCOME</i>			<i>£90,300</i>				

*Rateable values of 1 St James's Street Mews units are as follows:

- 1a = £2,950 pa
- 1b = £3,350 pa
- 1c = £4,350 pa
- 1d = £3,800 pa
- 1e = £5,400 pa
- 1f = £2,125 pa

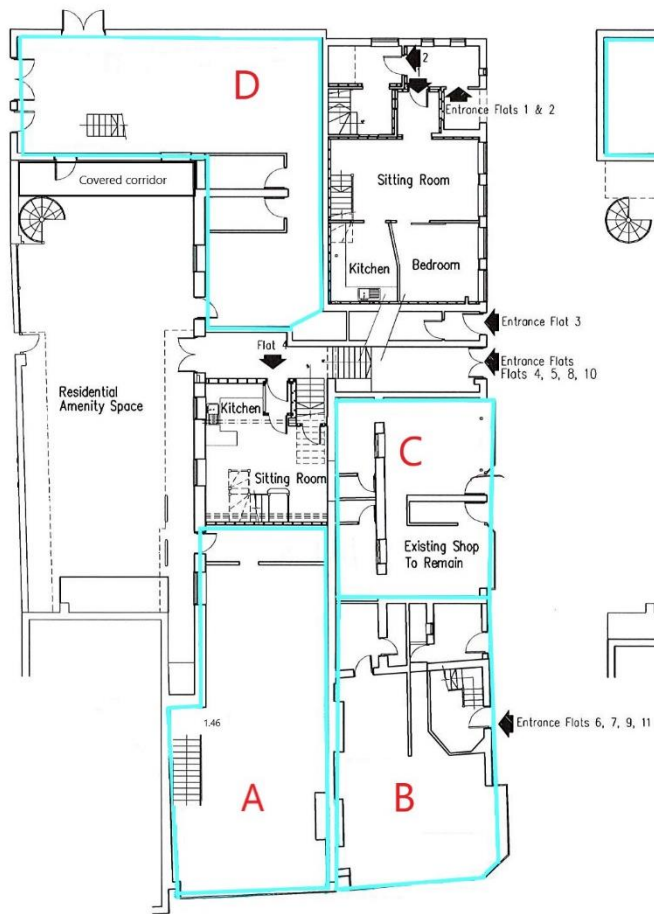
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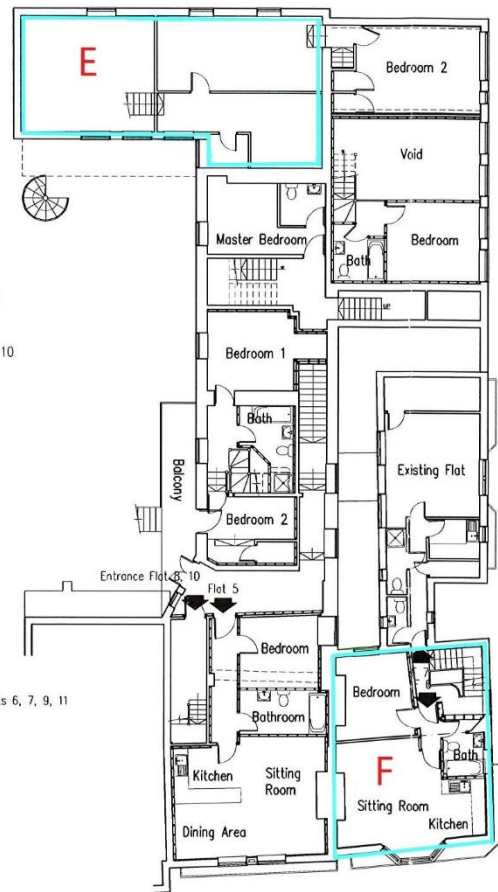


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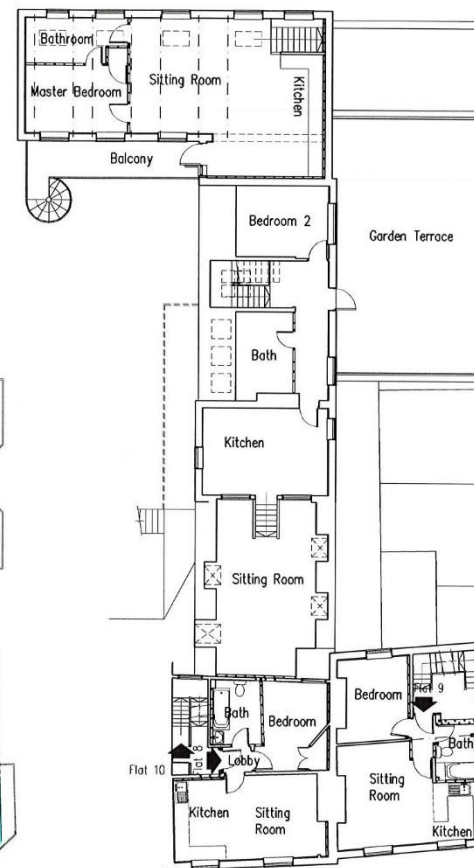
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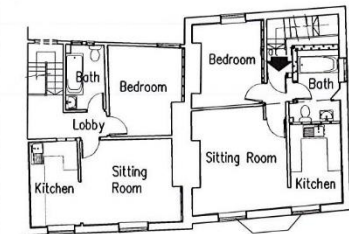
Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan

- KEY:**
- Outlines commercial premises and one residential flat included in the freehold sale
 - A** Shop and basement, 32 St James's Street
 - B** Bar and basement, 33 St James's Street
 - C** Shop and basement, 1a Cavendish Street
 - D** Workshop on ground floor, 1 St James's Street Mews
 - E** First floor, 1 St James's Street Mews
 - F** Flat 1, 1 Cavendish Street

All images, maps, plans and boundaries are for reference purposes only and not to scale. They may not show the current layouts of all premises exactly.

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