



CHARLECOTE



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

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

AGENCY | LEASE ADVISORY | INVESTMENT | ACQUISITION | VALUATION



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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.

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**

DESCRIPTION

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

To the rear is a kitchen area and disabled access W.C. This area can be incorporated into the open plan retail.

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

NEARBY OCCUPIERS

- Morrisons
- Sainsburys Local
- Subway
- Starbucks
- Admiral Casino
- Kamsons Pharmacy
- Ladbrokes
- BC Pharmacy
- Bagelman
- Merkur Slots
- Purezza
- Betfred
- Belgian Chips
- Prowler Brighton





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TERMS & RENT

Terms and rent on application.

VAT

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

BUSINESS RATES

RV £45,500 UBR 43.2 p (Apr 2026/27).

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.

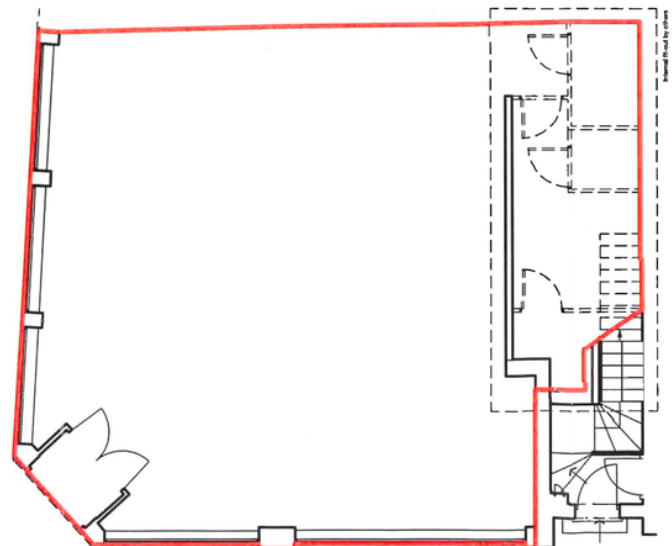
A solicitors undertaking for abortive legal costs is sort for all transactions. Details on application.

PERMITTED USE

The Use Classes Order of 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E includes A1 cafe & A3 restaurant use.

MONEY LAUNDERING REGULATIONS

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





C H A R L E C O T E

CONTACT US

To book a viewing or receive further information, please get in touch.



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