



110 St James Street
Brighton BN2 1TH

Development / Investment
Opportunity

INVESTMENT FOR SALE WITH PLANNING PERMISSION FOR 680 SQ FT FLAT

Key Features:

- Central Brighton Investment For Sale
- Sold with planning permission to redevelop lower ground floor to a 680 sq ft flat
- Located on popular and busy retail pitch
- Current commercial tenant keen extend the existing lease
- Freehold OIEO £350,000
- Lower ground floor flat scheme is available separately for £115,000





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Location

The property is situated on the southern side of St James Street between Broad Street and Madeira Place.

St James Street is a popular retail thoroughfare within easy walking distance of the city's main commercial district. The seafront and Royal Pavilion are in close proximity. Surrounding occupiers include a number of established retailers including Morrisons, Starbucks, Superdrug and Purezza Pizza as well as a variety of independent traders.

Accommodation

The property forms part of a terrace and comprises a self-contained commercial unit, lower ground floor store rooms and three flats located on the upper floors.

The floor area of the commercial unit is:
316.25 Sq Ft / 29.38 Sq M

Tenancy Schedule

	Tenure	Rent Per Annum
Lower Ground Floor (Store Room)	Vacant	N/A
Commercial Unit	10 years from 23/07/2019. Inside the L&T Act. Rent reviews July 2025 and 2028. £8,000 rent deposit held.	£19,000
Flat 2	125 year lease dated 01/08/2012	£250 doubling every 25 years
Flat 3	125 year lease dated 01/08/2012	£250 doubling every 25 years
Flat 4	125 year lease dated 01/08/2012	£250 doubling every 25 years
Total Rent per Annum		£19,750

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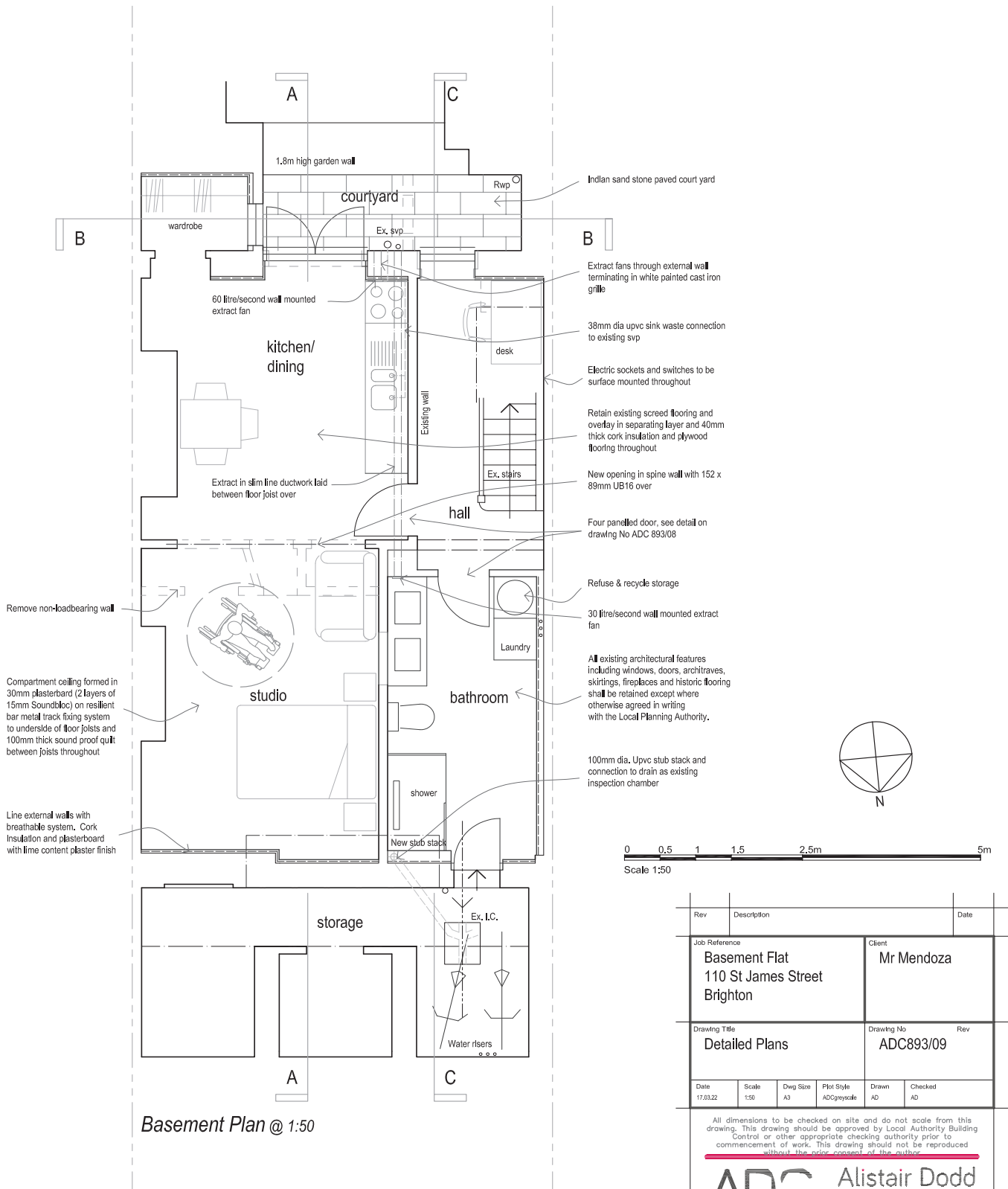
Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents
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Rev	Description	Date
Job Reference Basement Flat 110 St James Street Brighton		Client Mr Mendoza
Drawing Title Detailed Plans		Drawing No ADC893/09
Date 17.03.22	Scale 1:50	Dwg Size A3
Plot Style ADCgrey.sld	Drawn AD	Checked AD

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