

PRICE
REDUCTION



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 £320,000
- 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

Planning

The property benefits from the planning permission (BH2022/01531) to convert the lower ground floor store rooms into a 680 sq ft flat (C3).

Terms

Freehold subject to the leases detailed below.
Guide price: OIEO £320,000

Lower ground floor flat scheme is also available separately for £115,000.

EPC

TBC

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

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

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
Flude Property Consultants:

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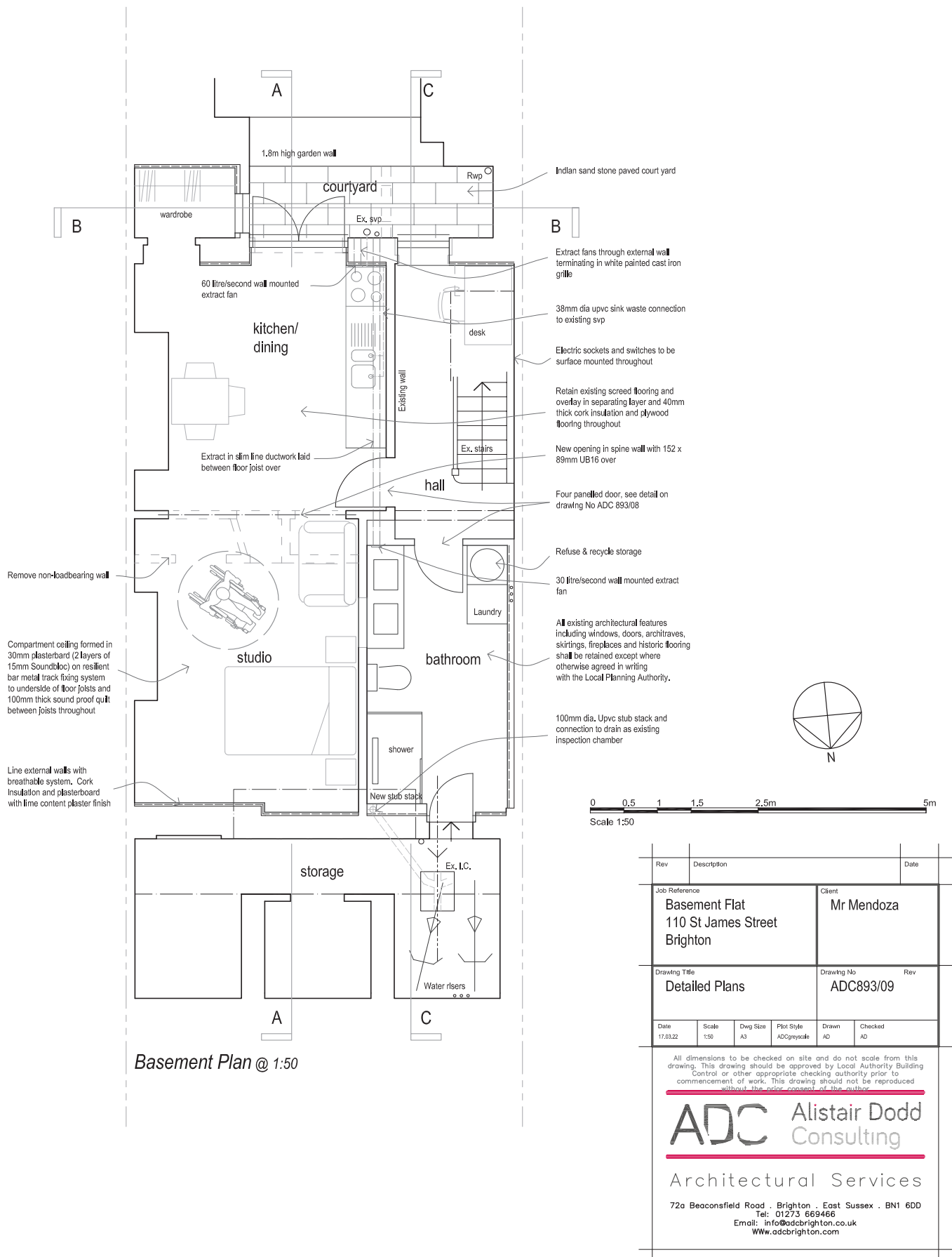


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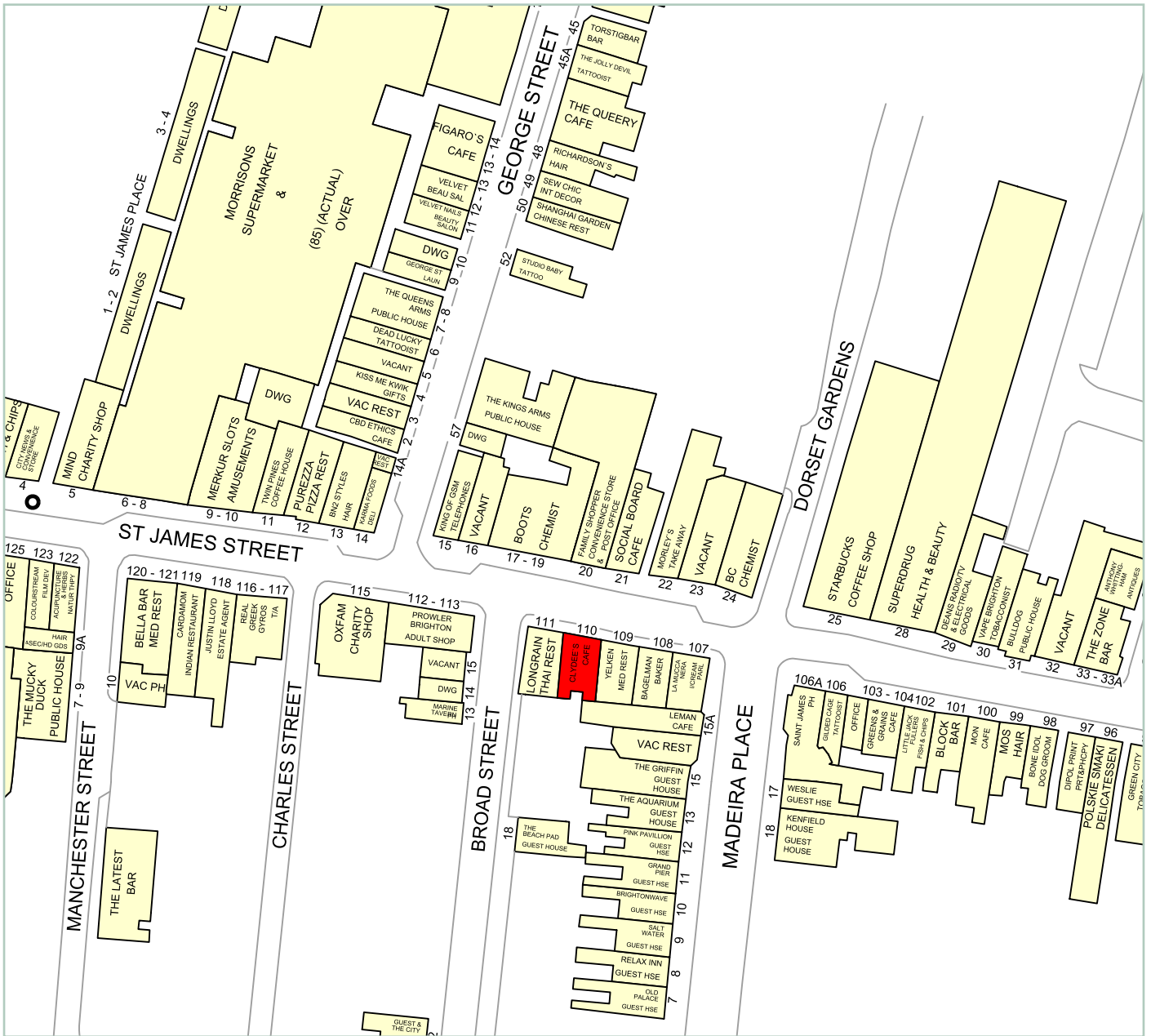


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