



**TO LET**

17 - 19 St James's Street  
Brighton, East Sussex BN2 1RF



## Key Features

- Double frontage unit
- To be let as whole building or ground and basement floors only
- Prominent position on busy thoroughfare with high foot fall
- Close to city centre
- All uses considered
- Nearby occupiers include Morrisons, Superdrug and Purezza & Starbucks
- Available August 2024



## Location & Situation

The property is located on the north side of St James's Street, which is a busy retail pitch to the east of the city centre. This is an area of high foot fall with numerous bus routes running along the one-way road towards both the Royal Sussex Hospital and east of the city. Nearby occupiers include Morrisons, Superdrug, Starbucks and Purezza. There are a range of other local occupiers which include restaurants, coffee shops, charity shops, estate agents and hotels.





## Description & Accommodation

The property is formed of two interconnecting buildings, which form part of a larger terrace. The accommodation comprises a double fronted retail unit, and basement; and first and second floors that can be accessed separately via a staircase from the front of the premises.

The property has the following approximate NIA:

	Sq M	Sq Ft
Ground Floor	182.27	1,962
Basement	97.44	1,049
First Floor	73.68	793
Second Floor	59.76	643
<b>Total</b>	<b>413.15</b>	<b>4,447</b>

## Rateable Value

Rateable Value 2023: £42,500

This will need to be reassessed if the building is split.

## EPC

C (51)





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## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed. The property can be let as a whole building, or as a self-contained ground floor and basement unit.

Whole Building - £75,000 per annum

Ground floor & basement only - £67,500 per annum

Quoted rents are exclusive of rates, building insurance, service charge, heating, lighting, etc.

## LEGAL FEES

Each party to bear their own legal costs incurred.

## VAT

Rents and prices are quoted exclusive but may be subject to VAT.





## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

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