



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
- Located on popular and busy retail pitch
- Current commercial tenant keen extend the existing lease
- Freehold OIEO £400,000





110 St James Street  
Brighton BN2 1TH

## 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. £10,000 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
	<b>Total Rent per Annum</b>	<b>£19,750</b>

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.

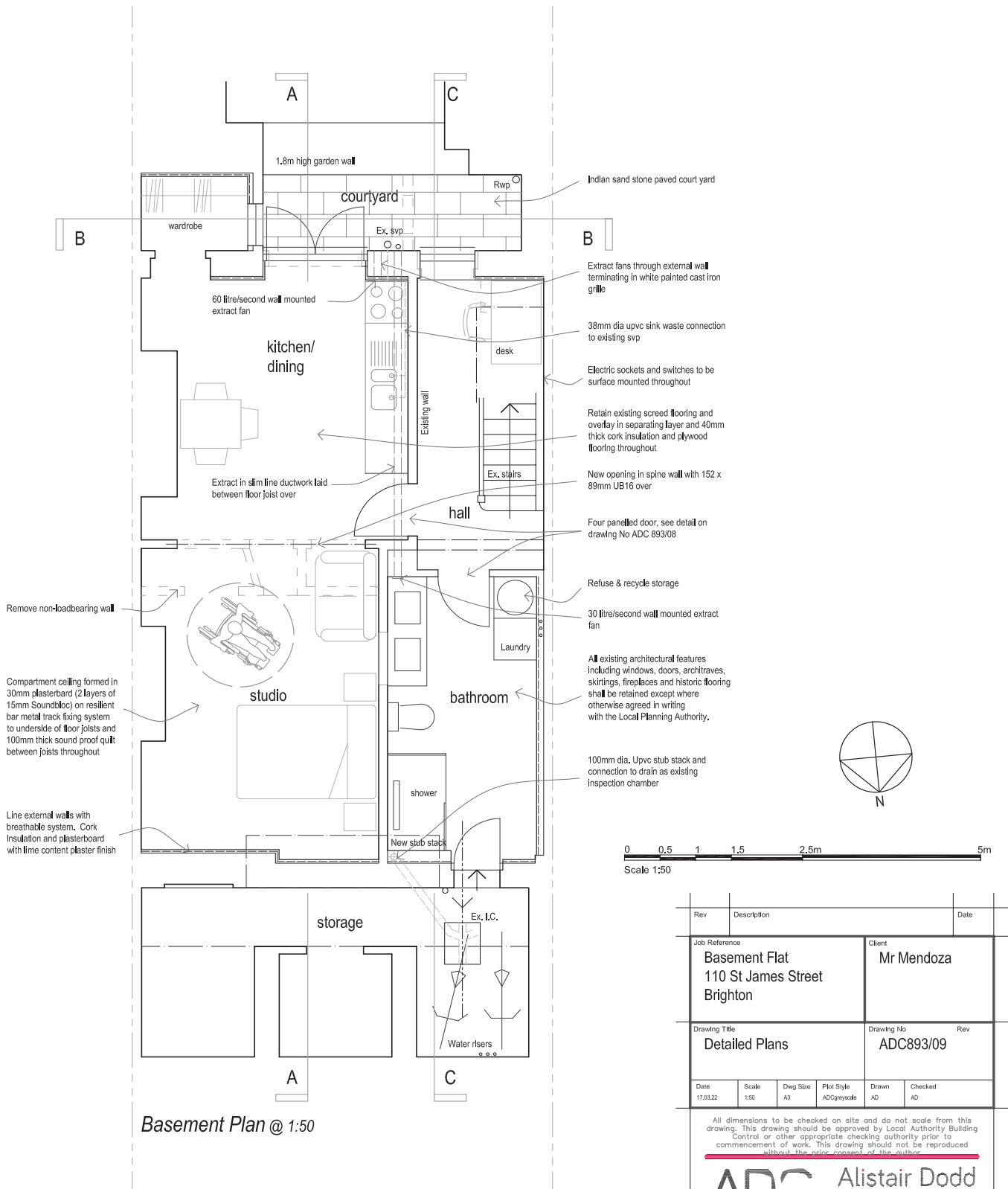
Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect 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:  
Will Thomas  
w.thomas@flude.com  
01273 707272  
www.flude.com





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

All dimensions to be checked on site and do not scale from this drawing. This drawing should be approved by Local Authority Building Control or other appropriate checking authority prior to commencement of work. This drawing should not be reproduced without the prior consent of the author.

**ADC** Alistair Dodd  
Consulting

Architectural Services

72a Beaconsfield Road . Brighton . East Sussex . BN1 6DD  
Tel: 01273 669466  
Email: info@adcbrighton.co.uk  
www.adcbrighton.com





110 St James Street  
Brighton BN2 1TH



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH