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Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

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POPULAR KEMP TOWN THOROUGHFARE LOCK-UP SHOP TO LET • NO PREMIUM



109 ST JAMES'S STREET, BRIGHTON, BN2 1TH

Situated in this popular city centre retail thoroughfare amongst multiple and local operators including Morrisons, Starbucks, Boots, etc.

The premises briefly comprise:

Fascia Frontage 15'2 (4.62m)

Ground Floor Shop

width **14'4** (4.36m) overall max. depth **29'8** (9m)
providing a floor area of **425ft²** (39.5m²).

Basement

in all **331ft²** (30.71m²)

all measurements are approximate

amenities and services not tested

Rateable Value: £12,250

The premises are **TO LET** on a new full repairing and insuring lease for a term to be agreed. Offers of rental are invited in the region of **£20,000 per annum** exclusive, subject to rent reviews at appropriate intervals.

Viewing by appointment with SOLE LETTING AGENTS, **GRAVES SON & PILCHER LLP**