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

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POPULAR KEMP TOWN AREA FREEHOLD SHOP & MAISONETTE

p/p granted for 3 flats with GF retail & basement FOR SALE



**47/47a ST JAMES'S STREET
BRIGHTON, BN2 1RG**

Situated on St James's Street in the popular Kemp Town area, close to the seafront and numerous restaurants, bars and pubs (see location plan attached).

The property currently consists of two vacant ground floor shops and basements with a 4 bed maisonette presently accessed through the shops. Planning consent has been granted to merge the two shops and convert the upper parts into two 1 bed and one 3 bed flats accessed independently from a new street entrance. (Planning Ref: BH2014/04083)

The property comprises:

Building Frontage: 18'6 (5.63m)

Ground Floor Shop (presently arranged as two units): overall width **18'8** (5.6m)
overall depth **49'3** (15m)

Basement (presently arranged as two units): overall width **19'** (5.8m)
overall depth **45'11** (14m)

4 Bed Maisonette: currently accessed through shop

Tenancy: the property is offered with full vacant possession

Further information is available [Here](#)

All measurements are approximate

Services not tested

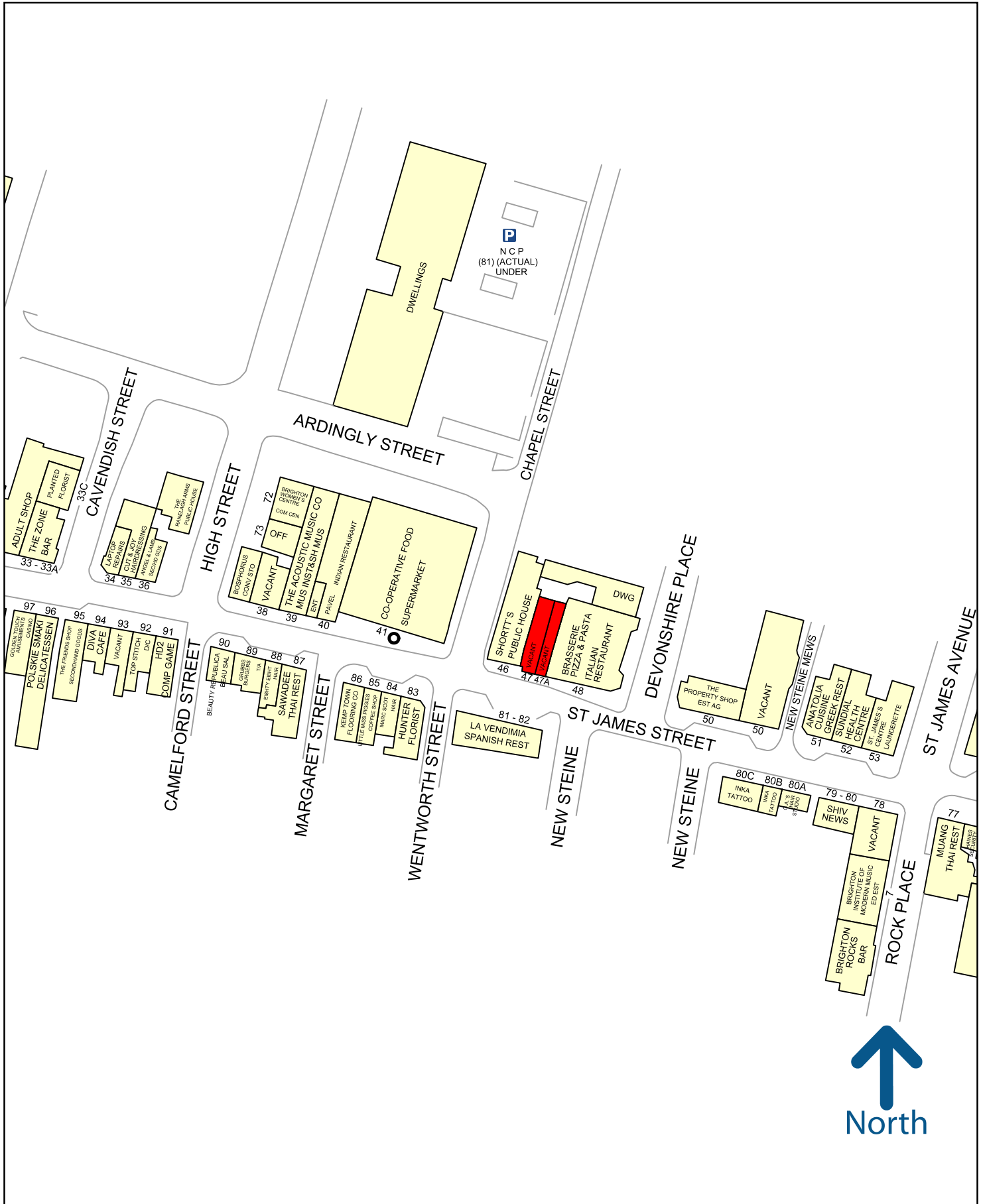
Rateable Value: £10,100 (combined assessment of both shops)

EPC applied for

Council Tax Band: B (maisonette)

**OFFERS for the FREEHOLD INTEREST
are invited in the region of £500,000**

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



50 metres

Experian Goad Plan Created: 14/06/2016
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