



51 Old Steyne, Brighton, BN1 1HU

01273 321 123

info@gsp.uk.com

www.gsp.uk.com

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

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

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

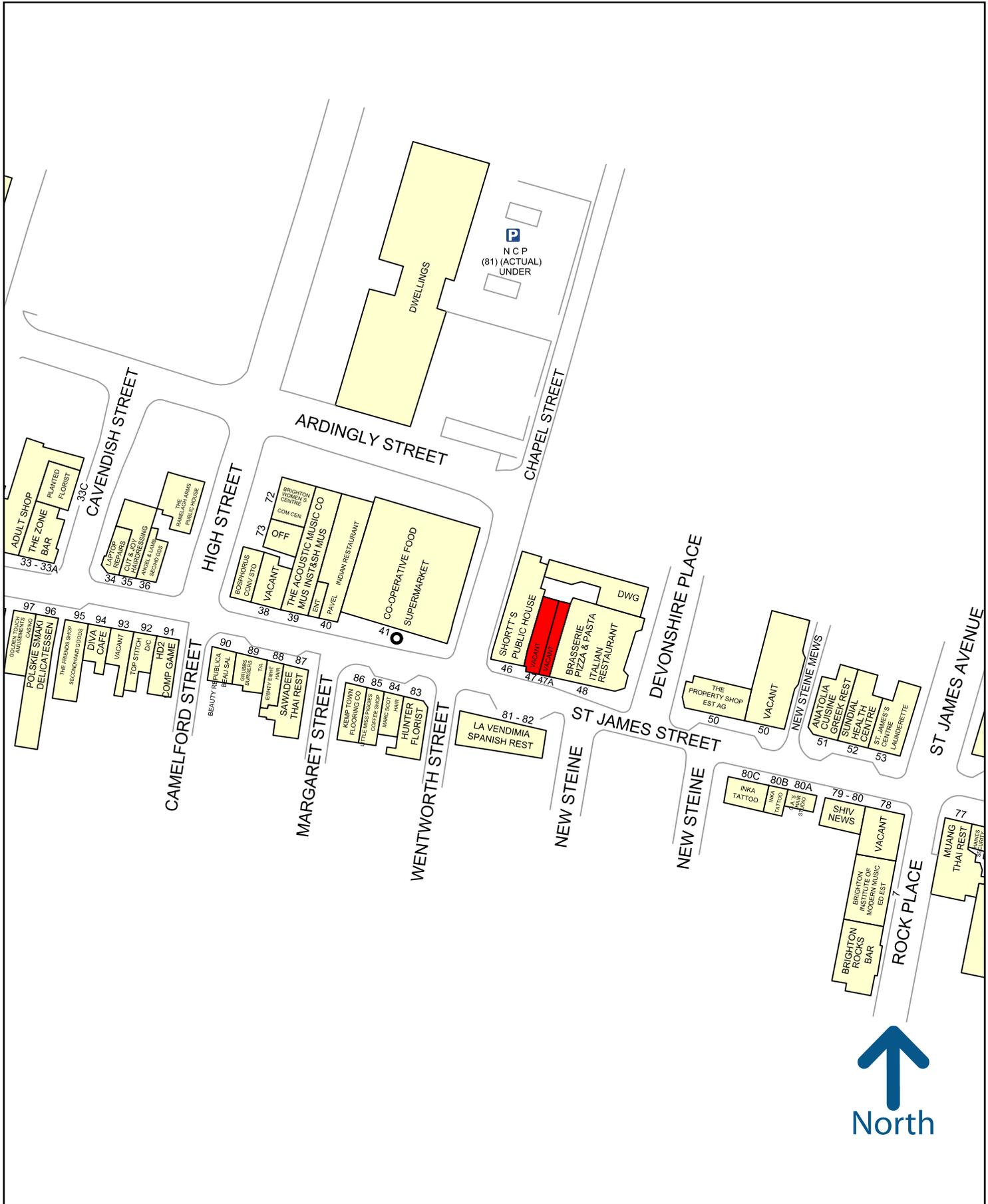
Services not tested

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

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
Created By: Graves Son and Pilcher LLP



Copyright and confidentiality Experian, 2016. © Crown copyright and database rights 2016. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Energy Performance Certificate

Non-Domestic Building



47-47a St. James's Street
BRIGHTON
BN2 1RG

Certificate Reference Number:
0960-5995-0356-4810-3014

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

119

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 308
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 82.73

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built

76 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.