

# POPULAR KEMP TOWN AREA TWO LOCK-UP SHOPS

RECENTLY REFURBISHED

# TO LET



**47A ST JAMES STREET**

**BRIGHTON BN2 1RG**



**GRAVES  
SON &  
PILCHER**

01273 321 123

GSP.UK.COM

## Location

Situated on St James Street in the popular Kemp Town area of Brighton, close to the seafront and numerous restaurants, bars and pubs. Nearby multiple occupiers include The Co-op, Starbucks, Boots, Superdrug and Morrison's.

## Description

The property consists of a recently refurbished lock-up shop with basement, and has recently been redecorated and benefits from LED lighting and modern air conditioning.

**47A St James Street**

**Ground Floor: 342 ft<sup>2</sup> / 31.7 m<sup>2</sup>**

**Basement: 283 ft<sup>2</sup> / 26.1 m<sup>2</sup>**

Arranged as three rooms

WC

amenities and services not tested  
measurements are approximate and gross internal

## Terms

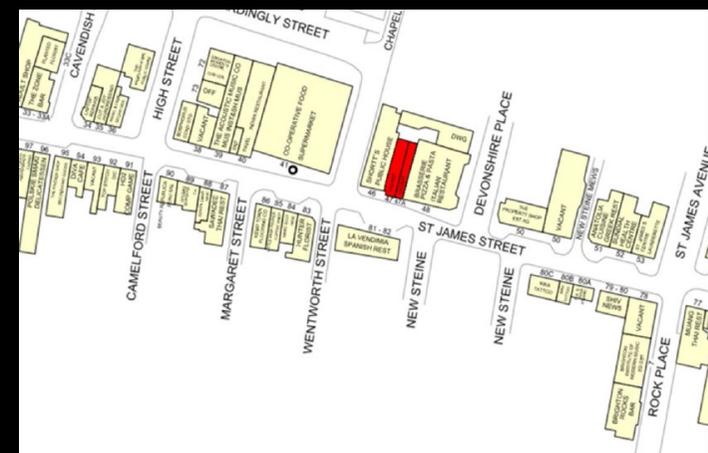
The premises are **TO LET** on a new lease for a term to be agreed.

The quoting rental is **£12,500 per annum** exclusive, subject to rent reviews at appropriate intervals.

**Rateable Value** £5,000

**EPC** applied for

Viewing by appointment with **GRAVES SON & PILCHER**



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