

# POPULAR KEMP TOWN AREA TWO LOCK-UP SHOPS

RECENTLY REFURBISHED

# TO LET



**47 / 47A ST JAMES STREET**

**BRIGHTON BN2 1RG**



01273 321 123

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## 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 two side by side recently refurbished lock-up shops with basements. Both shops have recently been redecorated and benefit from LED lighting and modern air conditioning.

47 St James Street	47A St James Street
<b>Ground Floor:</b> 305 ft <sup>2</sup> / 28.3 m <sup>2</sup>	<b>Ground Floor:</b> 342 ft <sup>2</sup> / 31.7 m <sup>2</sup>
<b>Basement:</b> 252 ft <sup>2</sup> / 23.4 m <sup>2</sup>	<b>Basement:</b> 283 ft <sup>2</sup> / 26.1 m <sup>2</sup>
Arranged as one open plan room	Arranged as three rooms
WC	WC

amenities and services not tested  
measurements are approximate and gross internal

## Terms

Both retail units are available **TO LET** on new leases subject to rent reviews at appropriate intervals at quoting rentals of: **47: £11,000 per annum exclusive** **47A: £12,500 per annum exclusive**

Alternatively both units could be let on one lease if required at a rental figure of **£23,500 per annum exclusive**.

**Rateable Value** 47: £5,000 47A: £5,500

**EPC** applied for

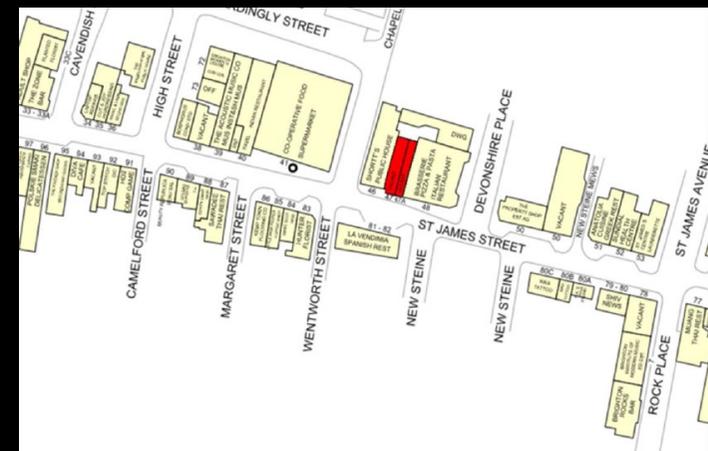
Viewing by appointment with **GRAVES SON & PILCHER**



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