
FREEHOLD MIXED-USE INVESTMENT FOR SALE
COMPRISING A LET RETAIL SHOP &
2 BEDROOM, SELF-CONTAINED MAISONETTE
NET RENTAL INCOME £24,000 PER ANNUM



BUSTLING LOCATION, CLOSE TO BRIGHTON SEAFRONT

36 / 36A ST JAMES STREET
BRIGHTON, EAST SUSSEX BN2 1RG

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
01403 282519 hrr.commercial@henryadams.co.uk henryadams.co.uk

Residential / **Commercial** / Rural / Development / Auctions

Andrew Algar BA Hon | Robert Crawford Clarke BSc AGRIC MRICS | Richard Town BA Hons, MARLA | Nicholas Hapgood

Henry Adams HRR Commercial Limited is an independently owned Limited company.

Registered in England and Wales No. 13177127 Registered office 50 Carfax, Horsham RH12 1BP. VAT No. 374832277

Regulated by the RICS (Royal Institution of Chartered Surveyors)

LOCATION

The property is situated on the northern side of St James Street, between Cavendish Street and High Street. St James Street is a bustling retail thoroughfare serving the Kemp Town area of Brighton. The historic quarter, seafront and city's main commercial district lie within a few minutes' walking distance. National retailers represented close by include Sainsbury's, The Post Office, Morrisons, Superdrug, The Coop, Starbucks, Boots the Chemist, Tesco Express and as well as a varied mix of independent traders. A Google Street View of the St James Street and its surroundings can be viewed through Google Maps by typing in the property's postcode BN2 1RG

DESCRIPTION

The property comprises a retail shop and 2-bedroom, self-contained maisonette above.

ACCOMMODATION

Commercial aspect (net internal areas)

Ground Floor

Retail area	325 sq ft (30.19 sq m)
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Basement Floor

Storage	232 sq ft (21.55 sq m)
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Total	557 sq ft (51.74 sq m)
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Residential aspect (measurements in feet & inches)

First Floor

Living room	12'9 x 12'1
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Kitchen	7'3 x 11'9 (L shaped)
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Bathroom	5'11 x 5'6
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Second Floor

Front Bedroom	12'9 x 12'1
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Rear Bedroom	9'1 x 7'7
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TENANCIES

36 (Trading as Coffee Story)

The premises are let to a private individual on a 10-year lease term from the 1st of May 2016 (expiry 30th April 2026) at a passing rent of £9,600 per annum exclusive. There is an outstanding rent review from the 1st of May 2021.

36A (Maisonette)

The maisonette is let on an Assured Shorthold Tenancy agreement on a 12-month term from the 22nd of July 2022 at a rent of £14,400 per annum (£1,200 PCM).

Total Rental Income £24,000 per annum exclusive

TENURE

Freehold interest, subject to the above tenancies.

PRICE

£375,000

ENERGY PERFORMANCE CERTIFICATES

Energy Performance Certificates are available by email on request.

VIEWING ARRANGEMENTS

Strictly by appointment through with sole selling agents Henry Adams Commercial. A library of internal photos and virtual tour of the maisonette can be made available by email and WhatsApp.

CONTACT

Andrew Algar – Head of Commercial Property

01403 282 519

07868 434 449

andrew.algar@henryadams.co.uk



VIEW OF SHOP PREMISES

Agent's Notice – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Limited nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

LOCATION MAPS - NOT TO SCALE

