

St. James's Street Brighton



St. James's Street Brighton

£270,000

5

BEDROOM

4

RECEPTION

3

BATHROOM

About the property

FOR SALE BY AUCTION 22nd October 2025

A rare opportunity to acquire a substantial freehold building occupying a prominent position on vibrant St James's Street in the heart of Kemptown, Brighton. Spanning over five floors and exceeding 2,100 sq ft, this versatile mixed-use property comprises a ground floor commercial unit with a large basement, and four residential apartments sold on leases.

Property Overview:

Ground Floor & Basement Commercial Unit:

Currently let at £22,000 per annum, with a lease in place for the next three years. The agreement includes a mutual break clause and the option to extend for a further five years, offering flexibility and security for both landlord and tenant. The commercial space benefits from excellent footfall in this busy central location.

Residential Units:

Flat 1 (First Floor): 125-year lease from 25 March 1987
Ground rent: £40, doubling every 21 years

Flat 2 (Second Floor): 125-year lease from 25 March 1987
Ground rent: £40, doubling every 21 years

Flat 3 (Third Floor): 125-year lease from 25 March 1987
Ground rent: £40, doubling every 21 years

Maisonette (Upper Floors): Lease extended to 161 years from 25 March 1987
No ground rent payable

Key Features:

Prime Kemptown location, moments from Brighton seafront and city centre

Freehold title comprising ground floor commercial and four residential units

Commercial rent of £22,000 p.a. with potential for renewal

Attractive long leases across residential units with consistent ground rent income

Ideal investment with long-term asset management potential

This is an exceptional opportunity for investors seeking a secure and well-located freehold asset with immediate income and future growth potential. For more information or to arrange a viewing, please contact us.









SCAN HERE TO VIEW ALL AUCTION PROPERTIES



Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
Created for exclusive use for Lextons. All rights reserved.
Plan produced using PlanUp.

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Created by Lextons. All rights reserved.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Call our sales team to arrange a viewing appointment:

01273 56 77 66

174 Church Road, Hove, BN3 2DJ
hovesales@lextons.co.uk | www.lextons.co.uk