

# St. James's Street Brighton



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£270,000



5

BEDROOM

4

RECEPTION

3

BATHROOM

## About the property

FOR SALE BY AUCTION 27th August 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



Total area: approx. 201.6 sq. metres (2169.5 sq. feet)  
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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