



St. James's Street, Brighton, BN2 1RE Auction Guide £1,300,000 Freehold

For Sale By Auction on 27th June 2024

Guide Price £1.3m+

Freehold retail/residential investment for sale.


The property is a Grade II Listed building offering a double fronted ground floor commercial premises having the benefit of a rear extension that was, just a few years ago, fully refurbished. To the upper floors and with their own private access, are 3 self contained 2 bedroom flats whilst helpfully and somewhat unusually, each flat has its own separate kitchen and is therefore do not form part of the lounge.


Brighton is a large conurbation within the south east of England with a residency (according to the 2011 Census) of 273,400 residents and is positioned approximately 56 miles south of London.

There are excellent road links with the A23 and M23 motorway whilst Gatwick Airport's south and north terminals are 20 and 22 miles north, respectively. Brighton Mainline Railway Station offers direct trains to London Bridge and Victoria.

Situated within this dominant position to the north side of St James Street opposite Manchester Street with local retailers being represented by Boots, Sainsbury's Local, Morrisons and Starbucks whilst the European



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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISEDDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent