Shop Unit and Four Bedroom HMO - Investment Opportunity

Asking price £700,000

TAYLOR
MICHAEL

93 St. James's Street
Brighton
BN2 1TP

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The property comprises a well-configured commercial unit arranged over the ground and lower ground floors, together with a spacious four-bedroom maisonette above. Both elements are currently let, providing an investor with immediate and reliable income from day one, with further scope for future rental growth.

The commercial premises are currently let to an established LGBTQ+ charity, providing a secure and socially valuable tenant. The lease commenced in May 2025 on a five-year term, expiring in May 2030, with a tenant break option in July 2027. The current passing rent is £1,375 pcm, equating to £16,500 per annum, offering stable income with a clear lease structure in place.

The residential element comprises a generously proportioned four-bedroom maisonette arranged over the upper floors. The accommodation is well laid out to suit the student market, with multiple bedrooms, shared facilities, and a spacious living/kitchen area, making it highly lettable and consistently in demand.

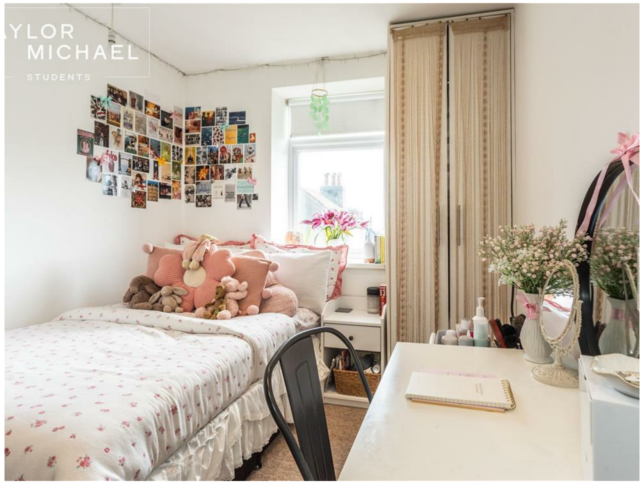
The maisonette is currently let to four students at £3,033 pcm, with a new tenancy agreement commencing in September at £3,034 pcm. This produces an annual rental income of £36,408, reflecting strong ongoing demand within Brighton's student rental market and providing a dependable income stream.

In total, the property generates a combined annual income of £52,908, making it an attractive proposition for investors seeking a fully let asset with immediate returns. The mix of commercial and residential income also provides a level of diversification, helping to mitigate risk and enhance long-term investment stability.

St James's Street is a well-established commercial and residential location, known for its independent retailers, cafés, and strong community presence. The area's popularity ensures continued tenant demand, both from businesses and residential occupiers, particularly within the student and young professional markets.

Overall, this is a rare opportunity to acquire a fully income-producing, mixed-use investment in a prime Brighton location. With secure tenancies already in place and potential for future rental growth, the property offers an ideal addition to any investor's portfolio seeking strong yields and long-term capital appreciation.


TAYLOR
MICHAEL
STUDENTS



St James's Street, Brighton, BN2 1TP

Approximate Gross Internal Area = 155.2 sq m / 1670 sq ft

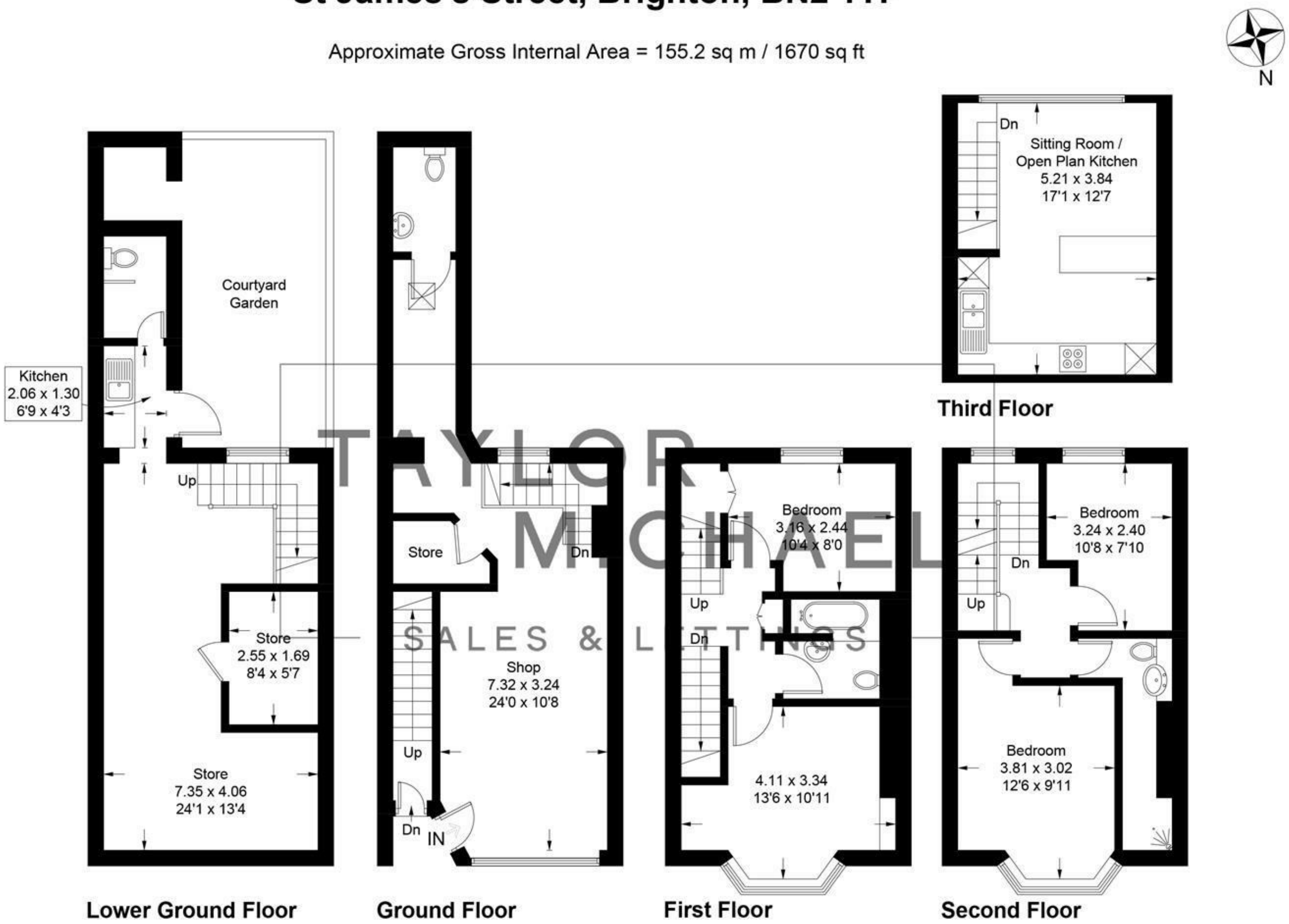
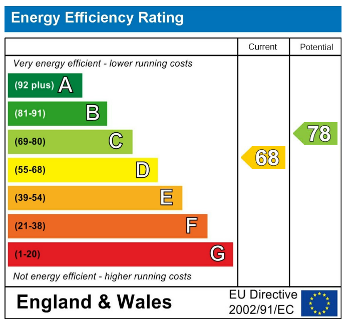


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



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