



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

# PROMINENT CORNER RETAIL PREMISES PLUS LARGE BASEMENT STORES TO LET



**29 UPPER ST JAMES STREET  
BRIGHTON  
BN2 1JN**

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## 29 UPPER ST JAMES STREET, BRIGHTON BN2 1JN

**LOCATION** Situated on the corner of Upper St James Street & Bedford Street in the heart of the popular Kemp Town area. Upper St James Street links with the major commercial thoroughfares of St James's Street and St Georges Road which both feature a mixture of local restaurants, pubs, bars, retail shops, offices and main high street banks. The A259 coast road is short walking distance away.

**ACCOMMODATION** Ground floor corner lock up shop premises with basement storage arranged as follows:

**SHOP** Internal width 21'  
Internal depth 21'7"

**TOTAL AREA 456 sq ft (44 sq m)**

- Return frontage
- Well decorated
- Corner position

**BASEMENT** 29'4" x 20 **506 sq ft (48 sq m)**

- Good ceiling height
- WC + hand wash facilities

**TENURE** Leasehold

**LEASE** A new lease with terms to be agreed

**RENT** £12,000 per annum exclusive

### UNIFORM BUSINESS RATES

- **Description:** Shop and Premises
- **Rateable Value:** 6,800
- **Rates Payable:** £3,270.80 (April 09/10)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Brighton & Hove City Council direct on 01273-291981.

**VAT** VAT may be chargeable on the terms quoted

**LEGAL FEES** Incoming tenant to bear both parties legal costs

**VIEWING** Strictly via a prior appointment through sole agent:  
**Rupert Burstow Ltd**  
**Tel: 01273 731111**

