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Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

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POPULAR KEMP TOWN AREA FREEHOLD SHOP PROPERTY

Suitable conversion to residential use subject to any necessary consents

FOR SALE



72 ST JAMES'S STREET BRIGHTON

Situated in the popular Kemp Town area to the east of Rock Gardens close to the seafront and numerous restaurants, bars and pubs (see location plan overleaf). The property may be suitable for conversion to a residential unit, subject to obtaining any necessary consents and briefly comprises:

Amenities and services not tested

Building Frontage 13'8 (4.16m)

Ground Floor Shop width **14'2** (4.32m), depth **10'1** (3.07m²) providing a sales area of **107ft²** (9.94m²)

Basement width **12'10** (3.91m), depth **9'8** (2.94m²) providing a floor area of **83ft**² (7.71m²)

WC

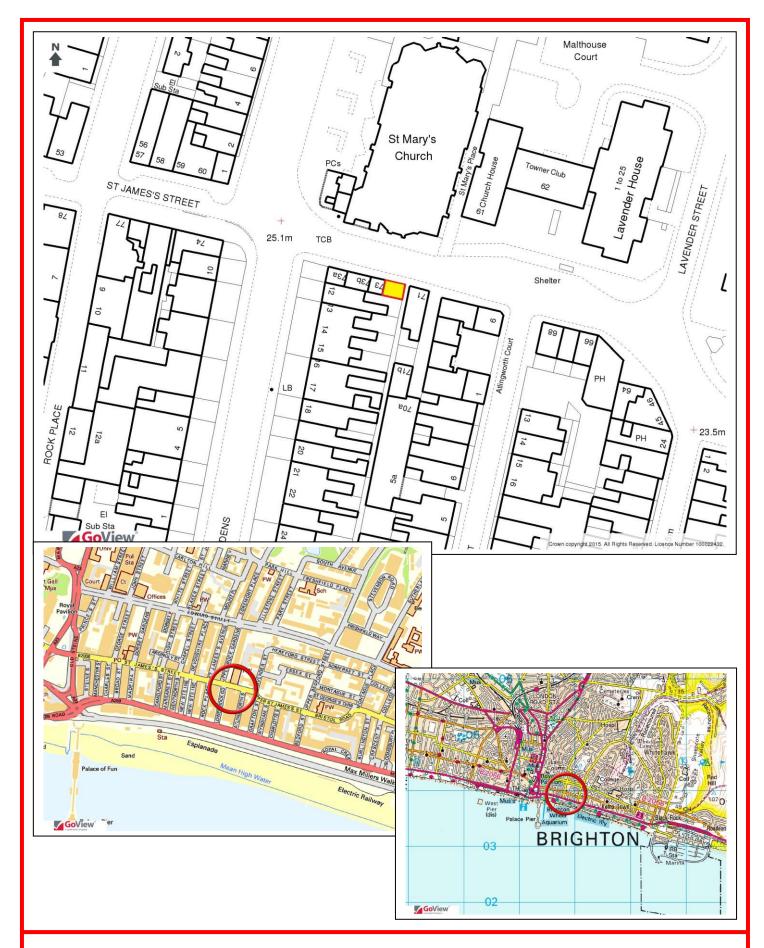
First Floor width **14'5** (4.4m), depth **9'11** (3.02m²) providing a floor area of **122ft**² (11.33m²)

Rateable Value: £2,800

All measurements are approximate

OFFERS are invited in the region of £150,000 for the FREEHOLD interest

Viewing by strict appointment with SOLE SELLING AGENTS, GRAVES SON & PILCHER LLP



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