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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:

### Building Frontage 13'8 (4.16m)

**Ground Floor Shop** width **14'2** (4.32m), depth **10'1** (3.07m<sup>2</sup>) providing a sales area of **107ft<sup>2</sup>** (9.94m<sup>2</sup>)

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

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

All measurements are approximate

Amenities and services not tested

Rateable Value: £2,800

**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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