



**RETAIL INVESTMENT
POPULAR KEMPTOWN LOCATION
FREEHOLD FOR SALE**

- Established commercial area
- Close to seafront
- Cafe premises
- OIRO £125,000

LOCATION

Brighton & Hove is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. The resident population is 289,000 with 11.4m visitors in 2024.

The property is situated close to the junction with St James Street a few minutes from the seafront and Brighton Pier (4 mins, 320m).

Nearby occupiers include multiple retailers Superdrug, Starbucks, Subway, Sainsburys Local, The Cooperative and Morrisons.

Kemptown has a vibrant and cosmopolitan mix of independent retail and leisure operators contributing to high footfall as a popular location.

Brighton station is 0.8 miles (20 mins walk). There is an NCP car park (587 spaces) in High Street nearby (3 mins, 150 m).

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN2 1TH.

DESCRIPTION

The property comprises ground floor cafe premises trading as the Leman Tearoom.

ACCOMMODATION	sqft	sq m
Ground Floor	131	12.2

TENURE

Freehold subject to tenancy.

PRICE

Offers in the region of £125,000.



VAT

We are advised that the property is not elected for VAT.

TENANCY

An FRI lease for a term of ten years dated June 2024. Passing rent £9,500 per annum exclusive, lease expiry June 2034.

BUSINESS RATES

Rateable Value £4,350 UBR 49.9 p (Apr 2025/26).

ENERGY PERFORMANCE CERTIFICATE

Certificate No: 2060-3312-9040-4201-8205 , rated 34 B, valid until 12th February 2034.

LEGAL COSTS

Each side will be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.



CONTACT US

To book a viewing or receive further information, please get in touch.



Lauren Almy

Administrator



Thomas Evans

Graduate Surveyor

T: 07747 622285

E: lauren@carrpriddle.co.uk

T: 07729 093488

E: thomas@carrpriddle.co.uk



01273 208010



www.carrpriddle.co.uk



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