

# PROMINENT KEMPTOWN CAFÉ

1,419 sq. ft (131.82 sq. m)



**Oakley**

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## 81-82 St James's Street, Brighton BN2 1PA

- Ground floor café
- Commercial kitchen situated in basement area
- Excellent condition
- Immediately available
- Fully fitted

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## LOCATION:

Situated on the south side of this popular trading thoroughfare, St James's Street links Brighton city centre to the sought-after area of Kemptown. There are several well known retailers close by including Starbucks, Superdrug, Boots, Morrisons, Sainsburys, and The Co-Operative, as well as independent retailers. The subject property is located in a prime position which fronts St James's Street, New Steine, and Wentworth Street.

A location plan is overleaf.

## DESCRIPTION:

Located in a prime position, fronting three different streets, the ground and lower ground floor is currently laid out as a café/ice cream parlour which serves both alcohol and food offerings. The kitchen is located on the lower ground floor and is fully fitted.

## ACCOMMODATION:

Please see schedule overleaf.

	<i>Total sq ft</i>	<i>Total sq m</i>
<i>Basement floor area - commercial</i>	<i>494</i>	<i>45.89</i>
<i>Ground floor area - commercial</i>	<i>925</i>	<i>85.93</i>
<i>Total</i>	<i>1,419</i>	<i>131.82</i>

## RENT:

£30,000 per annum exclusive.

## ENERGY PERFORMANCE RATING:

The EPC for the commercial unit is C (66).

## BUSINESS RATES:

The Rateable Value for the current financial year provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £29,000.

The Small Business Rate for the current financial year (2025-2026) is 49.9p in the £ making the Rates Payable approximately £14,471.

## ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include checks of ID & proof of address. Where a tenant is a company, we will require company structure, and ID checks will be required for all majority shareholders. Further information can be provided on request.

## VIEWING ARRANGEMENTS:

Strictly by appointment through sole letting agent, Oakley Property.

## CONTACT:



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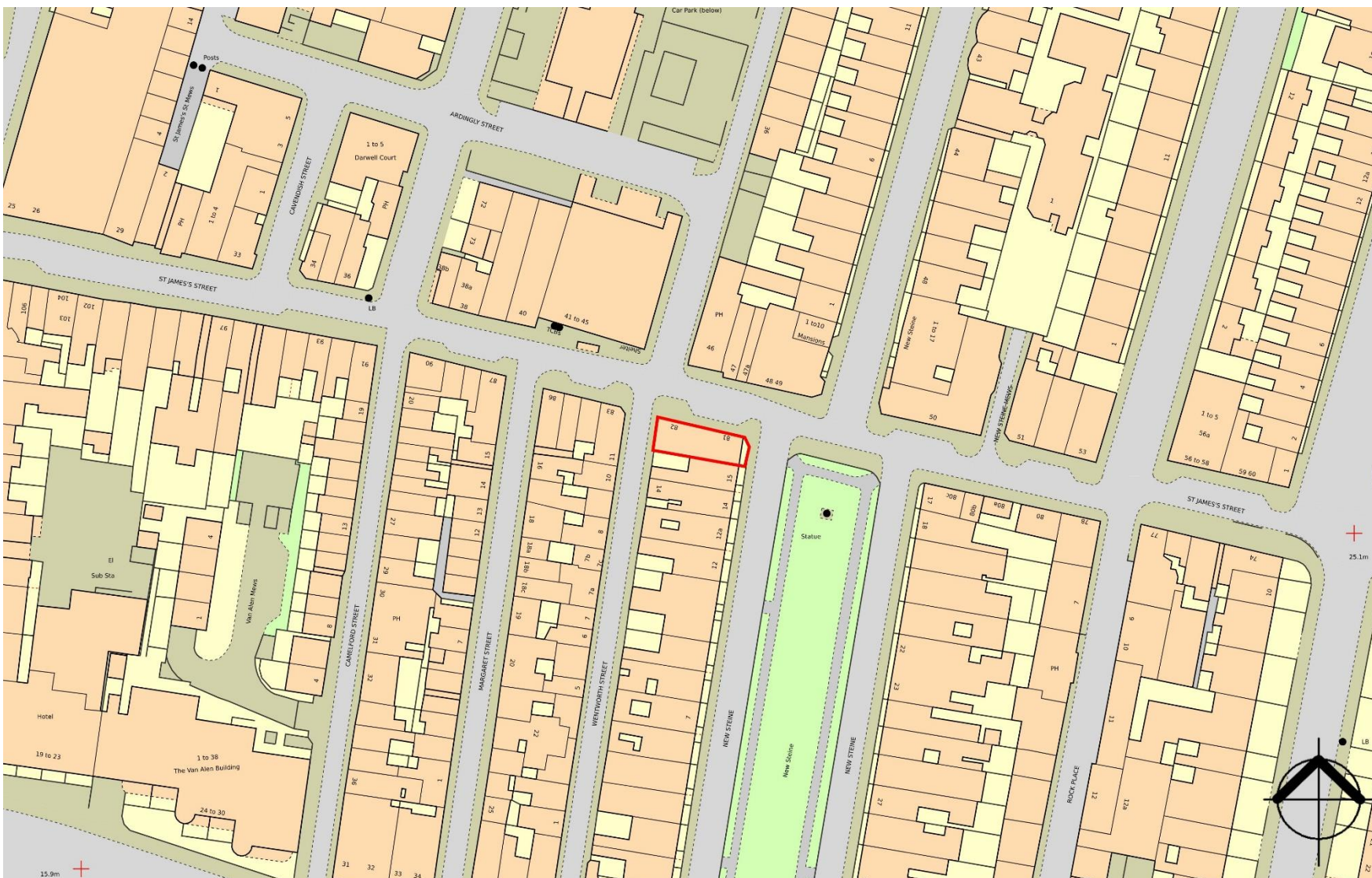
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