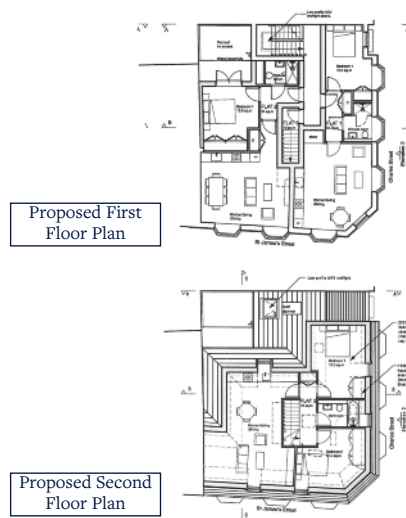


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## Upper Parts, 115 St James's Street, Kemptown Brighton, East Sussex BN2 1TH



The upper parts of a prominent corner building with planning permission for conversion to three flats (1 x two bedroom flat, 2 x one bedroom flats), well located in very popular location near the sea front. **Vacant.**

### Tenure

Leasehold. 999 years from 7th March 2019.  
Ground rent a peppercorn.

### Location

- Brighton is one of the UK's most popular and historic south coast seaside cities, located about 50 miles south of London
- Kemptown is an increasingly popular and desirable area located just east of the centre
- Situated at the junction of St James's Street with Charles Street
- The fashionable shops, restaurants and cafés of Kemptown are immediately available, whilst the centre of Brighton, including The Lanes, is close by
- The sea front promenade, beaches, Brighton Palace Pier and Marina are conveniently nearby
- Access to the A27 and A23 provides good road links to the M23, Gatwick Airport, M25 and London

🚶 Brighton

### Description

- The first floor and roof space, forming part of a prominent corner building, the ground floor recently let to Oxfam
- The self-contained first floor, which has its own direct entrance fronting Charles Street, currently comprises the former ancillary office/storage accommodation to the ground floor retail unit
- Separation service/utility works have been completed to facilitate the development

### Accommodation

- First Floor – Four Rooms, Male and Female WCs

### Planning

Permission (Application No: BH2018/00214) was granted by Brighton and Hove City Council on 17th May 2018 for change of use at first floor and roof space from mixed shop/restaurant (A1/A3) to 2 x one bed flats (C3) and 1 x two bed flat (C3) with associated roof and fenestration alterations. The proposed development would provide two first floor one bedroom flats of 538 sq ft and 549 sq ft and a two bedroom second floor flat of 753 sq ft.

### Viewing

Please refer to our website [savills.co.uk/auctions](https://www.savills.co.uk/auctions)