

Rent | £28,000 PAX



LOCATION

Lewes is an attractive and historic market town in East Sussex, 8 miles east of Brighton.

The unit occupies a prominent position adjacent to McColls CTN and opposite Lewes Law Courts. Other notable occupiers include Coste, Cafe Nero, Prezzo and Nationwide Building Society.

Lewes also boasts a number of independent retailers and antiques outlets.

DESCRIPTION

The property offers a character retail unit over ground and first floor. The property is currently undergoing refurbishment to provide clean and open retail use. The front is also being redecorated. There is a rear kitchen and staff area.

ACCOMMODATION

The unit has the following approximate dimensions and areas:

Internal Width	3.38	11'1"
Depth	13.73	45'
Ground Floor	497 sq ft	46.17 sq m
First Floor	457 sq ft	42.46 sq m

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RENT

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RATES

Rateable value - £20,250 (2017)

TENURE

A new full repairing and insuring lease for a term to be agreed.

VAT

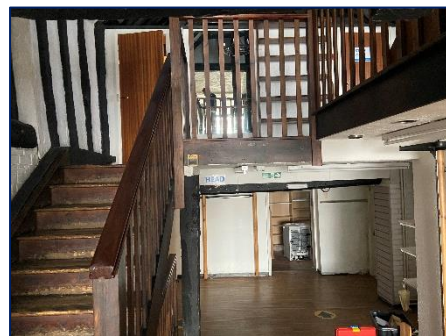
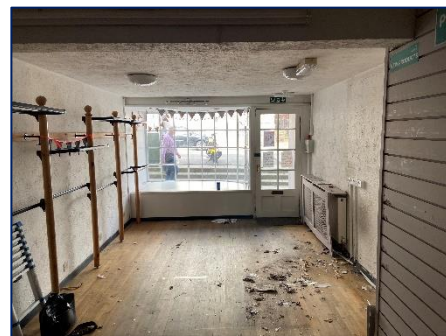
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



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