

CD Clifford Dann

chartered surveyors & estate agents



Albion House
Albion Street
Lewes
East Sussex, BN7 2NF

GROUND FLOOR 27.2 m2 (292 sqft)

**SALES AREA/OFFICE AVAILABLE
TO LET**
Including Car Park Space

LOCATION

Lewes, the County town of East Sussex, is located 8 miles to the north-east of Brighton at the junction of the A26 and A27. The town has dual carriageway links to the M23 and a mainline railway station to London Victoria (65 minutes approx) as well as comprehensive bus services. The property stands in the School Hill area of the High Street on the corner of Albion Street and is within a short walk of the main shopping area

Albion House, Albion Street,
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Commercial & Business Transfer Agents Valuers
Auctioneers Planning & Development Advisers Building Surveyors
Residential & Lettings Agents Property Management

Clifford Dann and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Clifford Dann has the authority to make representation or warranty in relation to this property.

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DESCRIPTION

The premises comprise a Ground Floor office/sales area with use of a kitchenette and lift. Lease inclusive of service charge, exclusive of rates.

The office comes with one allocated parking space.

ACCOMMODATION

Ground Floor	230 sq ft	21.38 m ²
Office/Store 2	62 sq ft	5.78 m ²



RATES

Please refer to the Local Authority for information on rates

LEGAL FEES

Each party to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating C.

VAT

We understand the property has not been elected for VAT.

TERMS

New sub-lease to be agreed for a minimum of 12 months at £7,500 per annum inclusive of service charge.

Heating, electricity, cleaning of common parts (except carpet) are included. Rent is payable monthly in advance.

VIEWING

Jim Groves
Clifford Dann
Direct line: 01273 407920
jgroves@clifforddann.co.uk

In accordance with the Estate Agents (Provisions of Information) Regulations 1991 we inform you that a Member of this firm has an interest in the freehold of this property. Neither the Lessor nor the Agents gives or implies any warranty that the premises are fit for any particular use or that they comply with any relevant regulation or statutory requirement. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The tenant is advised to obtain verification from their Solicitor or Surveyor before proceeding.

CODE OF PRACTICE ON COMMERCIAL LEASES

Please be aware that the Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before entering into or signing a business tenancy or lease agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

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