

CD Clifford Dann

chartered surveyors & estate agents



Albion House
Albion Street
Lewes
East Sussex, BN7 2NF

**FIRST FLOOR OFFICE AVAILABLE
TO LET**

16.4 M2 – 42.3 / 177 – 456 SQ FT

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 a 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 short walk of the main shopping area.

Albion House, Albion Street, Lewes, East Sussex BN7 2NF
F 01273 407920
T 01273 477022
E jgroves@clifforddann.co.uk



Commercial and Business • Residential Agents • Transfer Agents
Valuers • Auctioneers • Planning & Development Advisers
Building Surveyors • 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 first floor office suite with use of a kitchenette and lift. Lease inclusive of service charge, exclusive of rates. Includes one car parking space available for the largest office at an additional charge.

ACCOMMODATION

First Floor

Room 1	42.43m2	(456sqft)
Room 1A	16.4m2	(177sqft)

RATES

Please refer to the Local Authority for information on rates. 100% Small Business Relief available subject to certain conditions.

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 the following monthly payments inclusive of service charge. Heating, electricity, cleaning of common parts (except carpet) are included in the monthly payments.

Room 1	£750 pcm, exclusive of rates
Room 1A	£385 pcm, exclusive of rates

VIEWING

Contact: Jim Groves
01273 407920

jgroves@clifforddann.co.uk

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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