

CD Clifford Dann

chartered surveyors & estate agents



29 High Street
Lewes
BN7 2LU

**HIGH STREET SHOP &
BASEMENT
TO LET**

LOCATION

Lewes is the County Town of East Sussex and situated approximately 8 miles to the North East of Brighton & Hove. Lewes is a thriving town with an affluent population of approaching 25,000 and a district catchment population of over 90,000. The town has a comprehensive bus service and mainline train station with direct links to London (66 mins) and Brighton (16 mins).

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 benefit from an attractive shop front with open plan sales area, carpeting, suspended ceiling, basement and garden to the rear.

ACCOMMODATION

The premises comprise a lock-up shop:-

Retail Area	550 sq ft	51.10 sq m
Rear Office	125 sq ft	11.61 sq m
Basement Storage	325 sq ft	30.19 sq m

RATES

Rateable Value: £23,000

Currently no Business Rates payable.

LEGAL FEES

The ingoing tenant to be responsible for the landlords reasonable legal costs.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating D.

VAT

The prospective tenant should satisfy themselves independently as to whether VAT is payable.

TERMS

New lease for a term to be agreed. £29,000 per annum exclusive

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

VIEWING

For further information or to arrange an inspection please contact:

James Groves

Direct line: 01273 407920

Email: 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.

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