

CD Clifford Dann

chartered surveyors & estate agents



16 Market Street
Lewes
BN7 2NB

**GROUND FLOOR LOCK UP SHOP
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
T 01273 407902
F 01273 487910
E commercial@clifforddann.co.uk



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.

www.clifforddann.co.uk

DESCRIPTION

The premises, which are situated on Market Street, benefit from an attractive shop front with ground floor sales area, comprising front room and split level rear room.

DEMISE

The premises comprise a lock-up shop:

Ground Retail Front Room	128 sq ft	11.90 sq m
Ground Retail Rear Room	112 sq ft	10.46 sq m

RATES

Rateable Value: £4,250. The Uniform Business Rate for the year 2018/2019 is 48p in the £.

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

The property is held on a Full Repairing & Insuring lease at a current rent £7,500 per annum exclusive of rates, expiring in September 2023. There is a rent review in September 2023 and the tenant has the right to break the lease in September 2023. There would also be the opportunity to negotiate a new lease on different terms.

VIEWING

For further information or to arrange an inspection please contact sole agents:-

GILES MAUDE COMMERCIAL SURVEYOR

CLIFFORD DANN

Direct line: 01273 407470

Email: gmaude@clifforddann.co.uk

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

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.

Albion House, Albion Street,
Lewes, East Sussex BN7 2NF
T 01273 407902
F 01273 487910
E commercial@clifforddann.co.uk



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.

www.clifforddann.co.uk