



84 Lewes Road
Brighton, BN2 3HZ

Recently refurbished ground floor retail unit arranged over ground floor & basement.

669 sq ft
(62.15 sq m)

- Rent £12,500 PAX
- Self Contained Unit
- New Lease, No Premium
- Situated in area of regeneration

84 Lewes Road, Brighton, BN2 3HZ

Summary

| | |
|-----------------------|--|
| Available Size | 669 sq ft |
| Rent | £12,500 per annum exclusive of rates, VAT & all other outgoings |
| Rates Payable | £6.34 per sq ft Subject to status, 100% rates relief may be available on this property. |
| Rateable Value | £8,500 |
| VAT | Not applicable |
| Legal Fees | The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal costs. An unconditional undertaking to be provided prior t release of papers. |
| EPC Rating | EPC exempt - EPC has been commissioned, will be available in less than 28 days |

Description

Ground floor retail unit with ancillary basement storage. The landlords have recently carried out an extensive refurbishment of the unit.

Location

The property is located on the Western side of Lewes Road close to the Lewes Road Gyrotory. The local area is made up of a variety of commercial occupiers as well a high density of residential dwellings in addition to several new developments incorporating offices at Plus X in addition to student housing. Nearby occupiers include Sainsburys, Marks & Spencer, Papa Johns, Costa Coffee, Aldi & Halfords.

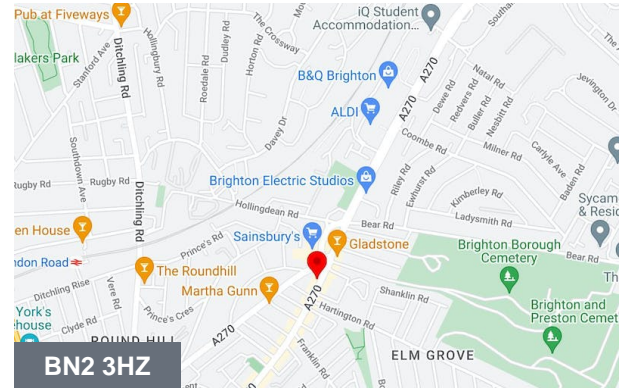
Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|------------------------------|------------|--------------|
| Ground - Ground Floor Retail | 321 | 29.82 |
| Basement - Basement | 348 | 32.33 |
| Total | 669 | 62.15 |

Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 5 years.



Viewing & Further Information



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