RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN TO LET

37 CLIFFE HIGH STREET

Lewes, BN7 2AN

RETAIL UNIT TO LET IN LEWES TOWN CENTRE

449 SQ FT

Eightfold property

Tel:01273 672 999
Website:www.eightfold.agency

Summary

Available Size	449 sq ft
Rent	£18,000.00 per annum exclusive of rates, VAT & all other outgoings.
Rates Payable	£5,364.25 per annum This property sits below the threshold for small business rate relief & as such could qualify for 100% small business rate relief subject to status.
Rateable Value	£10,750
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Accommodation

The accommodation comprises the following areas:

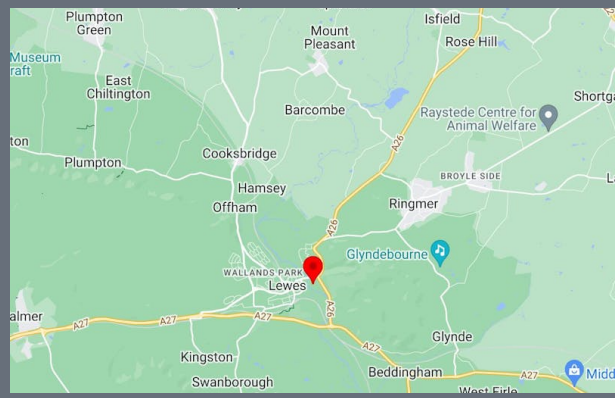| Name	sq ft	sq m
Ground	449	41.71
Total	**449**	**41.71**

Description

A ground floor lock up shop with a large, prominent, glass frontage. The unit is in a good condition, comprising a sales area to the front with a small kitchen and W/C to the rear.

Location

The property is situated at the eastern end of Cliffe High Street, close to the junction with Malling Street in the historic town of Lewes. Lewes is located in Sussex to the north east of Brighton & the west of Eastbourne. Nearby occupiers include The Trading Post Cafe, Bill's, Argos, Harvey's Brewery & shop & The Seasons.

Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 5 years at a rent of £18,000 PAX. A rent deposit may be required subject to status if so this will be a minimum of 3 months rent.

Get in touch

Jack Bree

01273 672999
jack@eightfold.agency

Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency

County Carpets, 37 Cliffe High Street, Lewes, BN7

HARVEYS WAY

THE DORSET

STORE · STORE

THE SKATE SOCIETY

WAREHOUSE · STORE

CLIFFE HALL

CLIFFE HIGH STREET

NORTH COURT

MORRIS ROAD

MALLING STREET

SOUTH STREET

SILVERSTICK · GILES LEISURE · MAXOLIVER · NØRD · THE SEASONS · TRADING POST COFFEE ROASTERS · LEWES ANTIQUES CENTRE · VETERINARY GROUP · OXFAM

SPECTRUM EYE CARE · MANDY FISCHER OSTEOPATHY

ST THOMAS A BECKET CHURCH

PASTORALE ANTIQUES · VACANT · OCHRE FRAMING · MEIKLEJOHN GALLERY · BAGS OF BOOKS

PERCY'S FISHING TACKLE · OUTDOOR SHOP · YORKSHIRE BUILDING SOCIETY · LADBROKES · BELLE & CO · MAY'S ANTIQUES · CLIFFE ANTIQUE CENTRE · SMOKETRONICS VAPE & COFFEE SHOP · GOLDFINCHES · MALE CONCEPT BARBERS · THE GARDENERS ARMS · AGE UK · LANSDOWN HEALTH FOODS · LOUIS POTTS & COMPANY · EMPORIUM ANTIQUES CENTRE · ALISTAIR FLEMING BESPOKE KITCHEN DESIGN

CYCLESHACK

BULB FLORISTRY · CLIFFE GALLERY ANTIQUES · LEWES BOOK CENTRE · VACANT · STORE · LEWES TURKISH BARBERS · STREAKS AHEAD HAIR SALON · LEADBETTER & GOOD · OFFICE · ROUNDABOUT · DILL

OFFICE · VAC

DWG · DWGS · STORE · VACANT · ENT · OFFICE

0 — 25 m — 50 m

created on edozo

Plotted Scale - 1:1,000