

To Let



55 Lewes Road Brighton, BN2 3HW

PROMINENT FORMER CAFE LOUNGE BAR IN CORNER PREMISES TO LET ON A NEW LEASE

- RENT £25,000 PAX
- PROMINENT CORNER UNIT
- BUSY & VIBRANT LOCATION
- CLOSE TO BRIGHTON CITY CENTRE

720 sq ft (66.89 sq m)

55 Lewes Road, Brighton, BN2 3HW

Summary

| Available Size | 720 sq ft |
|----------------|--|
| Rent | $\pounds 25,000$ per annum exclusive of rates, VAT, and all other outgoings |
| Rates Payable | £9,605.75 per annum |
| Rateable Value | £19,250 |
| VAT | To be confirmed |
| Legal Fees | Incoming tenant liable for a contribution of £1,000 plus VAT towards the landlord's legal costs. |
| EPC Rating | Upon Enquiry |

Description

A prominent corner retail unit, comprising a ground floor retail space that has most recently traded as a café/lounge bar, which held an alcohol licence. The unit is arranged as a split level premises with the northern section arranged on a higher level.

Location

Situated on the corner of Caledonian Road & Lewes Road a busy commercial thoroughfare with a significant number of residential dwellings around it & well known for his popularity with students.

The area has benefitted a lot from recent development in particular many new students blocks & the introduction of Plus X. Central Brighton, the Level, and the Open Market are only a short walk from the property, and nearby operators include the Co-Op, Subway, Papa Johns Pizza, Kwik Fit, Sainsburys, Costa and a host of independent operators.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|-----------------------------------|-------|-------|
| Ground - Ground Floor Retail Unit | 720 | 66.89 |
| Total | 720 | 66.89 |

Terms

Available by way of a new effective full repairing & insuring lease for minimum term of 5 years at a rental of £25,000 PAX payable quarterly in advance. A rent deposit will be required with the amount due subject to status.







Viewing & Further Information



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