



55 Lewes Road
Brighton, BN2 3HW

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

720 sq ft
(66.89 sq m)

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

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Summary

Available Size	720 sq ft
Rent	£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.

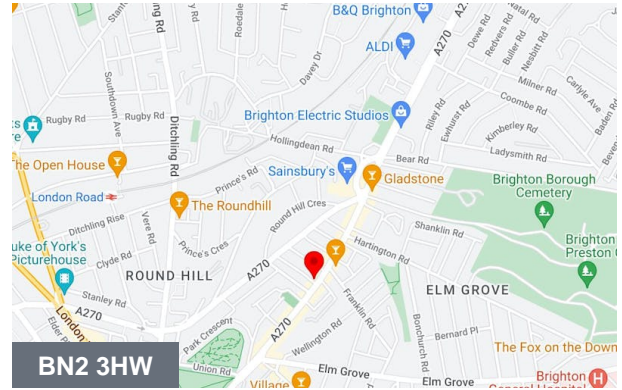
Accommodation

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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