

SHW

**MAKING
PROPERTY
WORK**

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TO LET

**HIGH FOOTFALL
E-CLASS PREMISES – 954 SQ FT (88.63 SQ M)
53 High Street, Lewes, East Sussex, BN7 1XE**

DESCRIPTION

The property offers a character retail unit over ground and first floor, with additional basement storage and rear staff area. The property is currently undergoing refurbishment to provide clean and open retail area with redecorated frontage.

LOCATION

Lewes is an attractive and historic market town in East Sussex, 8 miles east of Brighton. It is a buzzing, affluent town that is the home of renowned Sussex brewery Harveys. The property is situated in a prominent position adjacent to McColls CTN and opposite Lewes Law Courts. Other notable occupiers include Costa, Cafe Nero, Prezzo and Nationwide Building Society. Lewes also boasts a number of independent retailers and antiques outlets.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Sales area	497	46.17
First Floor ancillary	457	42.46
Basement / Storage	-	-
TOTAL	954	88.63

AMENITIES

- Character retail unit over ground and first floor
- Rear kitchen and staff area.
- Prominent position adjacent to McColls CTN and opposite Lewes Law Courts

RENT

A new effective full repairing and insuring lease is available at a commencing rental of £25,000 Per annum exclusive, subject to rent reviews at the appropriate intervals.

RATES

Rateable value – Effective April 1st £19,750.

VAT

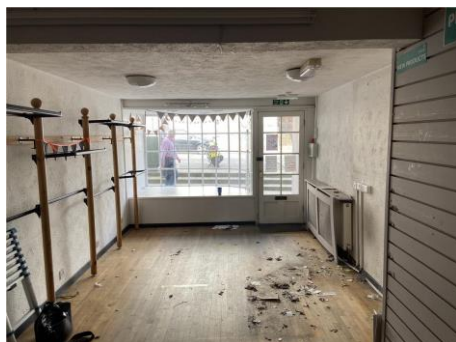
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 01273 876200

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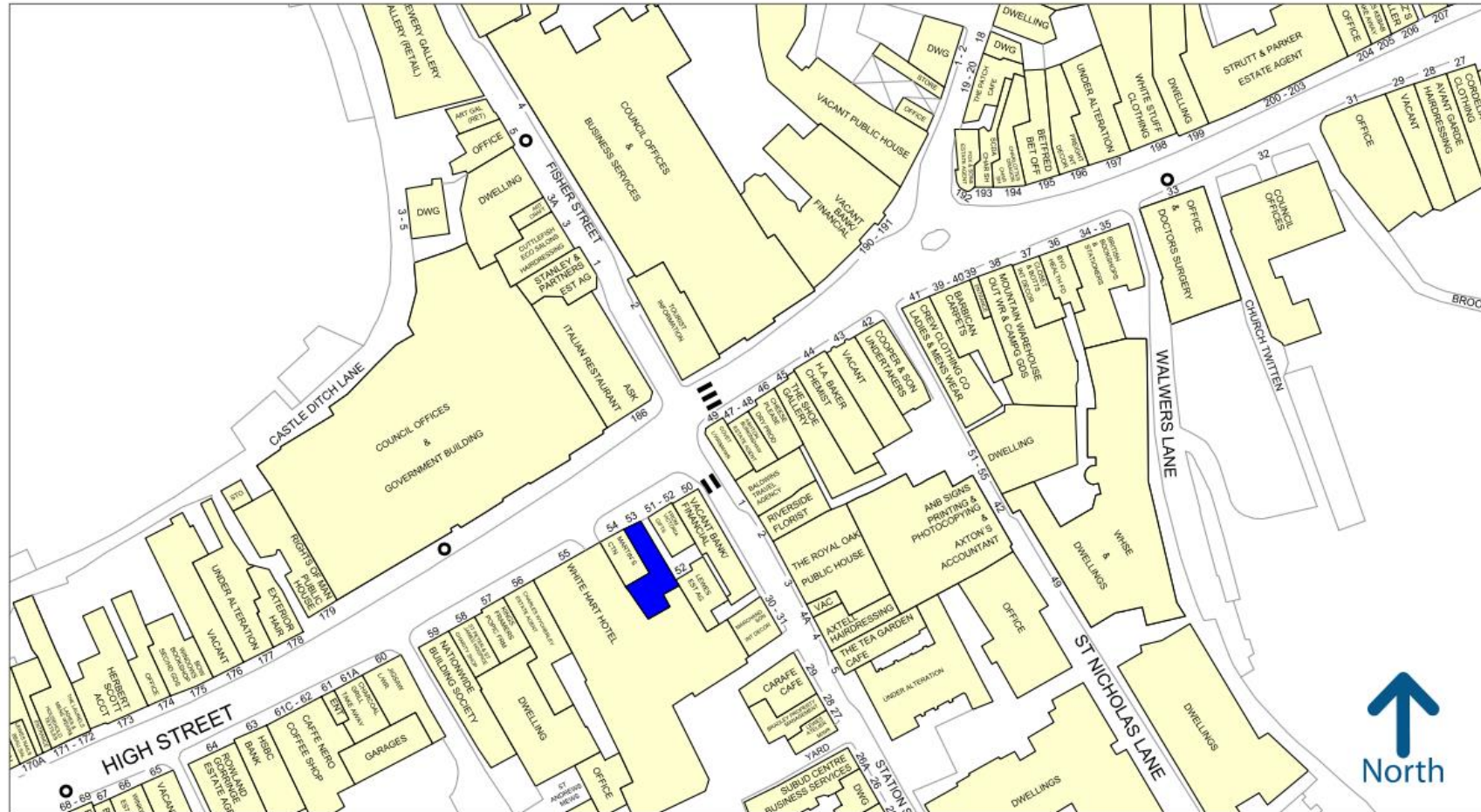
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50 metres



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