



RETAIL / HIGH STREET RETAIL TO LET

## 55 LEWES ROAD

Brighton, BN2 3HW

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

720 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
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# Summary

<b>Available Size</b>	720 sq ft
<b>Rent</b>	£25,000.00 per annum exclusive of rates, VAT, and all other outgoings
<b>Rates Payable</b>	£9,605.75 per annum
<b>Rateable Value</b>	£19,250
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Incoming tenant liable for a contribution of £1,000 plus VAT towards the landlord's legal costs.
<b>EPC Rating</b>	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Ground Floor Retail Unit	720	66.89
<b>Total</b>	<b>720</b>	<b>66.89</b>

## 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.

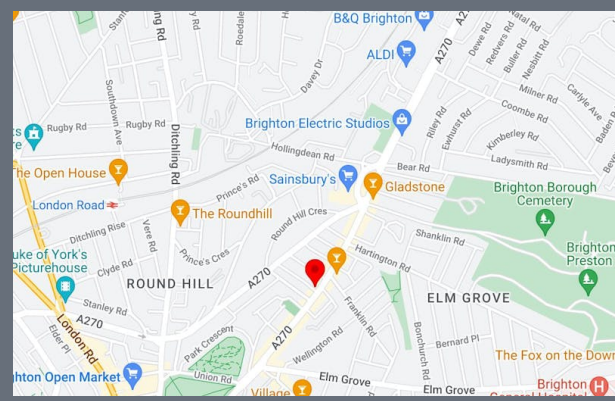
## Location

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.

## 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.



## Get in touch

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## Eightfold Property

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