



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

Website:[www.eightfold.agency](http://www.eightfold.agency)

# Summary

<b>Available Size</b>	720 sq ft
<b>Rent</b>	£25,000 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
Basement - Possible storage	325	30.19
<b>Total</b>	<b>1,045</b>	<b>97.08</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 license. The unit is arranged as a split level premises with the northern section arranged on a higher level. (The basement is available if required by separate negotiation)

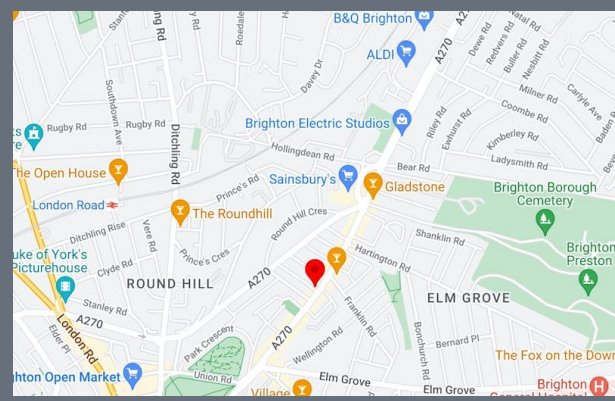
## Location

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

**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency

**James Hawley**

01273 672999 | 07935 901 877  
james@eightfold.agency

**Jack Bree**

01273 672999  
jack@eightfold.agency

## Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 05/09/2024.

