



A3 (RESTAURANTS AND CAFES) / RESTAURANT / CAFE / RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN TO LET

75 HIGH STREET

Lewes, BN7 1XN

PROMINENT RETAIL UNIT, OPPOSITE LEWES
CASTLE TO LET

243 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	243 sq ft
Rent	£16,500.00 per annum exclusive of rates, VAT & All other outgoing
Rates Payable	£4,341.30 per annum Based on 2023 valuation. Subject to status, 100% rates relief may be available on this property.
Rateable Value	£8,700
VAT	To be confirmed
Legal Fees	The incoming tenant to make a contribution of £1,000 plus VAT towards the landlords legal costs.
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	243	22.58
Total	243	22.58

Description

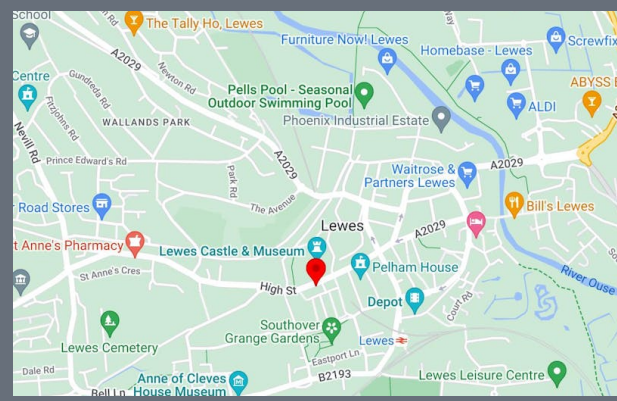
A prominent, Grade II listed retail unit opposite the impressive Lewes Castle, arranged over ground floor. The premises comprises a kitchen, sales area, small storage space to the rear and a W/C (to be installed).

Location

The property is situated in a prominent spot on Lewes High Street. Lewes is a beautiful, historic town, situated to the northeast of Brighton and northwest of Eastbourne. Nearby occupiers include Caffe Nero, Cote, Edward Reeves Photography, Marston Barrett and various other independent pubs, restaurants and retail occupiers.

Terms

Available by way of a new internal repairing and insuring lease for a term to be agreed, outside part 2, sections 24-28 of the Landlord & Tenant Act 1954.



Get in touch

Jack Bree

01273 672999

jack@eightfold.agency

Max Pollock

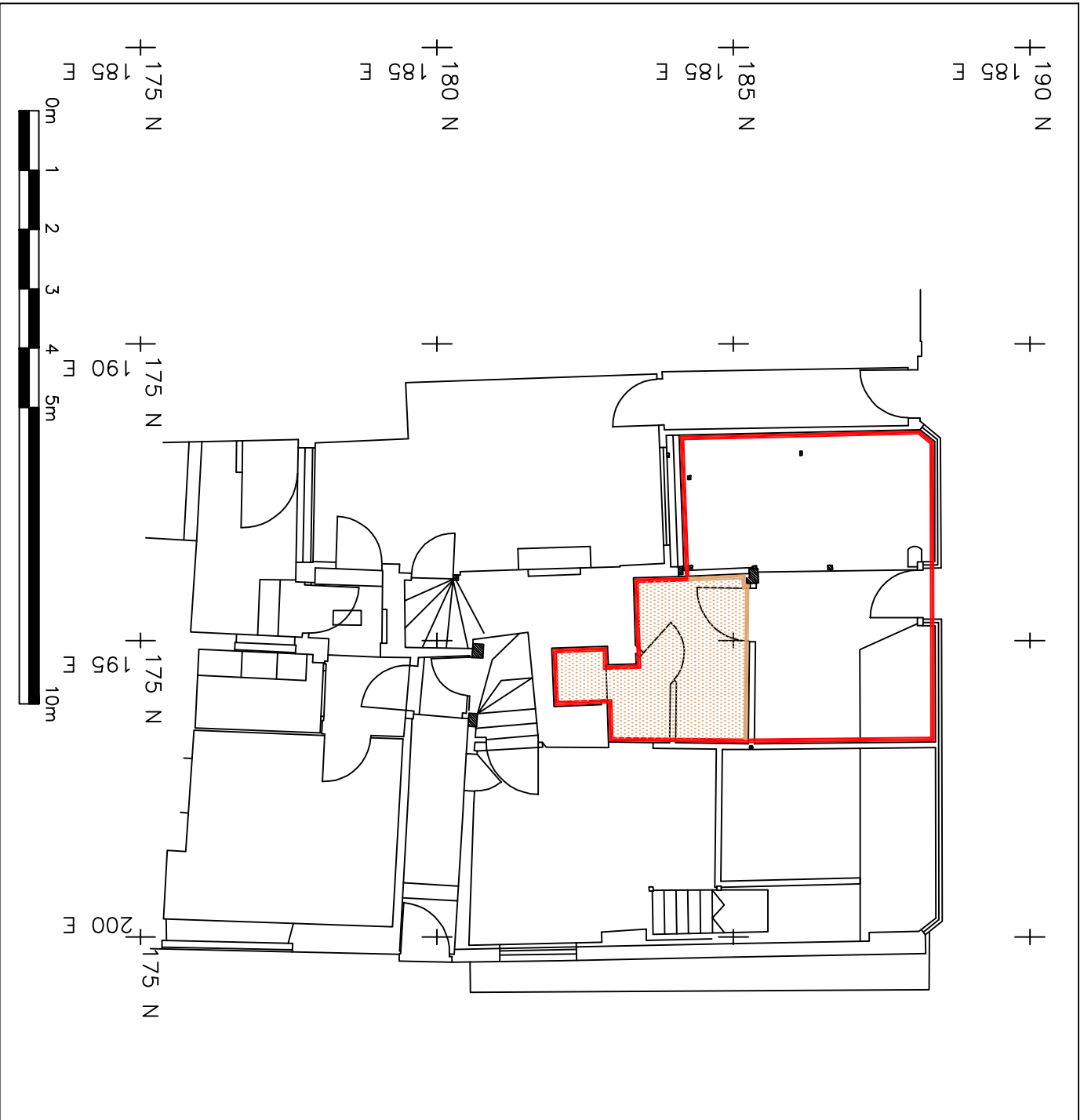
01273 672999 | 07764 794936

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Eightfold Property

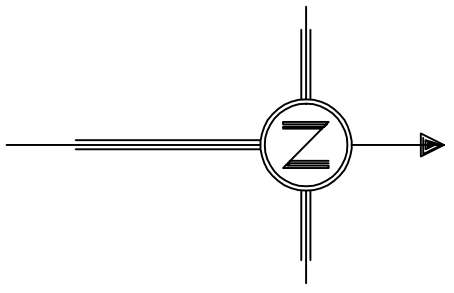
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GROUND FLOOR

NORTH (INDICATIVE)



<p>LAND & MEASURED BUILDING SURVEYORS</p> <p>M.J.ZARA ASSOCIATES</p> <p>139 HIGH STREET - LEWES EAST SUSSEX - BN7 1XS TEL 01273 472492 E-MAIL mizarassociates@gmail.com</p>	
<p>SITE 75 HIGH STREET, LEWES, EAST SUSSEX BN7 1XN</p>	
<p>CLIENT ABI AND THOMAS PETT 74-75 HIGH STREET LEWES EAST SUSSEX BN7 1XN</p>	
<p>NOTES</p> <p> COMMUNAL ACCESS</p>	
<p>JOB REF. 8507-TITLE-SHOP</p>	
SCALE 1:100	SHEET SIZE A4
DATE JUNE 2020	SURVEYED BY EH