



34-36 Cliffe High Street

Lewes, BN7 2AN

SHOP TO LET IN LEWES TOWN CENTRE

328 sq ft
(30.47 sq m)

- RENT £12,500 PAX
- NEW LEASE
- MODERN BUILDING
- WHITE BOX HANDOVER
- IN HISTORIC LEWES TOWN CENTRE

34-36 Cliffe High Street, Lewes, BN7 2AN

Summary

Available Size	328 sq ft
Rent	£12,500.00 per annum exclusive of rates, VAT & all other outgoings.
Rates Payable	£3,493 per annum This property sits below the threshold for small business rate relief & as such could qualify for 100% small business rate relief subject to status.
Rateable Value	£7,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (73)

Description

A purpose built ground floor lock up shop unit forming part of a mixed use development. The unit will be provided in an open plan white box format following an upcoming refurbishment. In addition to the main space there is a WC to the rear of the unit.

Location

The property is situated at the eastern end of Cliffe High Street close to the junction with Malling Street in the historic town of Lewes. Lewes is located in Sussex to the north east of Brighton & the west of Eastbourne. Nearby occupiers include The Trading Post Cafe, Bill's, Argos, Harvey's Brewery & shop & The Seasons.

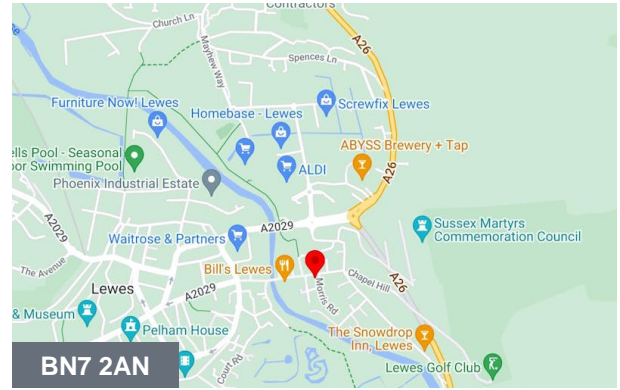
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	443	41.16
Total	443	41.16

Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 5 years at a rent of £12,500 PAX. A rent deposit may be required subject to status if so this will be a minimum of 3 months rent.



Viewing & Further Information



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jack@eightfold.agency





Energy performance certificate (EPC)

Unit 4
34-36 Cliffe High Street
LEWES
BN7 2AN

Energy rating

C

Valid until: **27 December 2027**

Certificate number: **9502-3022-0230-0190-9525**

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	32 square metres

Rules on letting this property

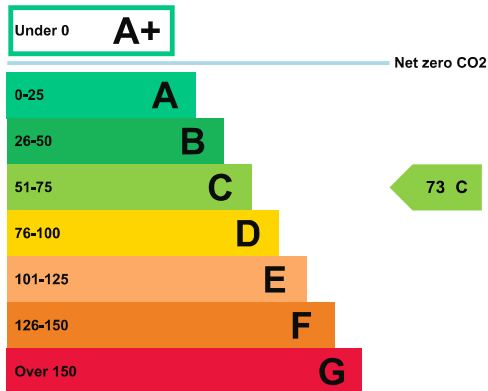
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	98.25
Primary energy use (kWh/m2 per year)	581

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0950-0143-0209-2222-5096\)](/energy-certificate/0950-0143-0209-2222-5096).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Colin Watts
Telephone	07708564008
Email	colinwatts@btconnect.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019743
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

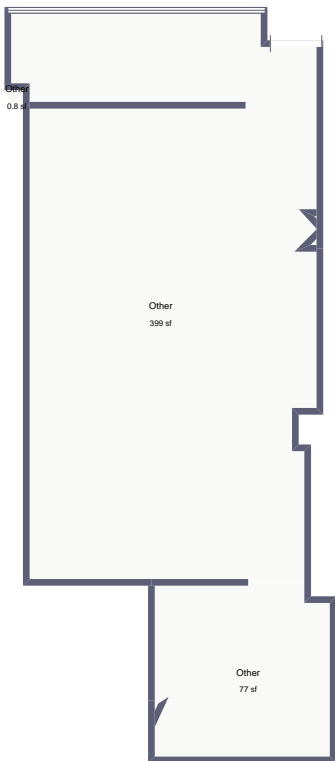
About this assessment

Employer	Into Design (Brighton)
Employer address	<insert Employer/Trading Address>
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 December 2017
Date of certificate	28 December 2017

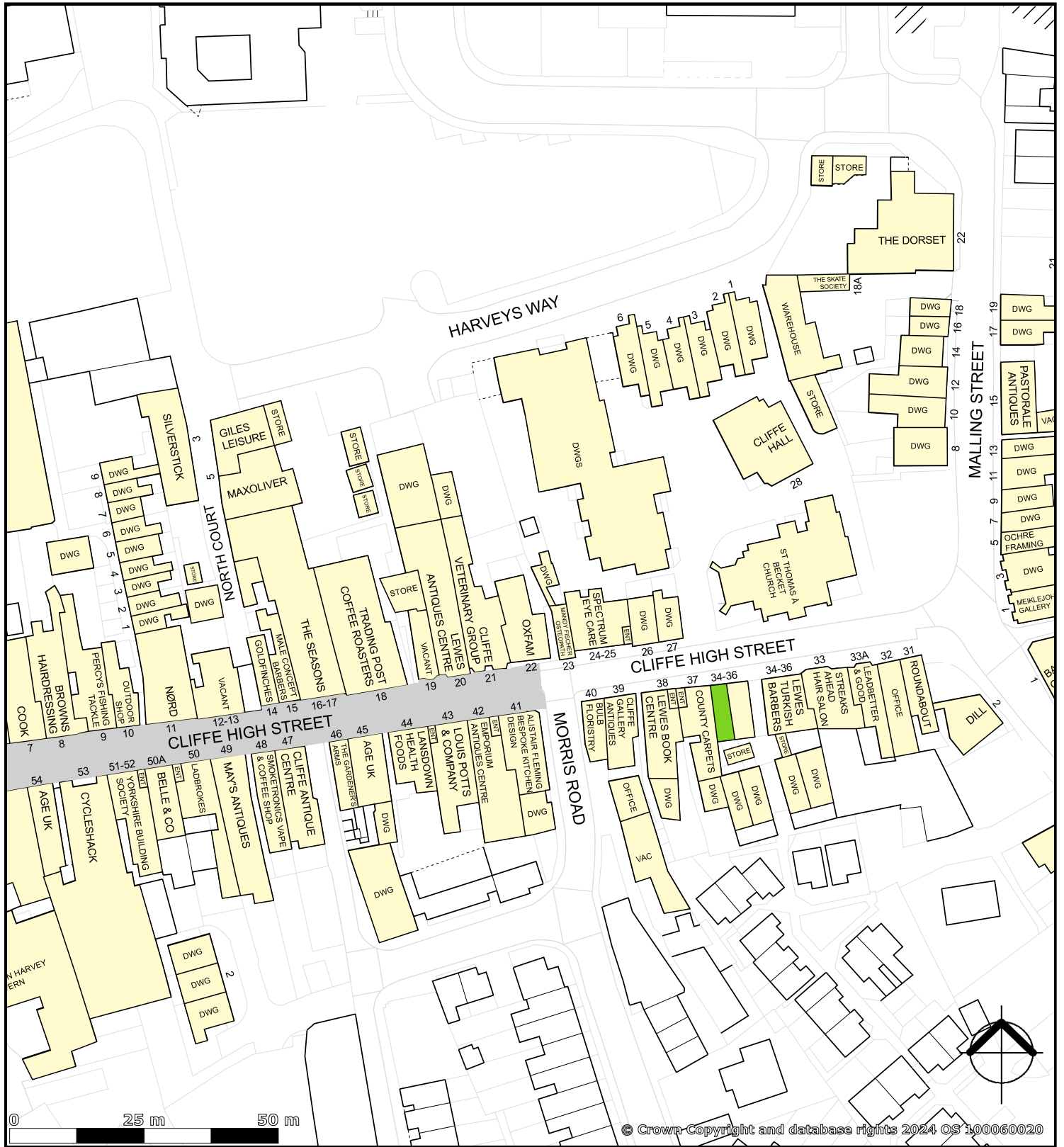
Unit 4 34 to 36 Cliff High Street Lewes not to scale for indicative purposes only

27 Cliffe High St, Lewes, England

Approximately 477 sf total



34-36 Cliffe High Street, Lewes, BN7



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