



RETAIL TO LET

## 34-36 CLIFFE HIGH STREET

Lewes, BN7 2AN

SHOP TO LET IN LEWES TOWN CENTRE

328 SQ FT

**Eightfold**  
property

Tel:01273 672 999

Website:www.eightfold.agency

# Summary

<b>Available Size</b>	328 sq ft
<b>Rent</b>	£10,000 per annum exclusive of rates, VAT & all other outgoings.
<b>Rates Payable</b>	£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.
<b>Rateable Value</b>	£7,000
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (73)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	328	30.47
<b>Total</b>	<b>328</b>	<b>30.47</b>

## Description

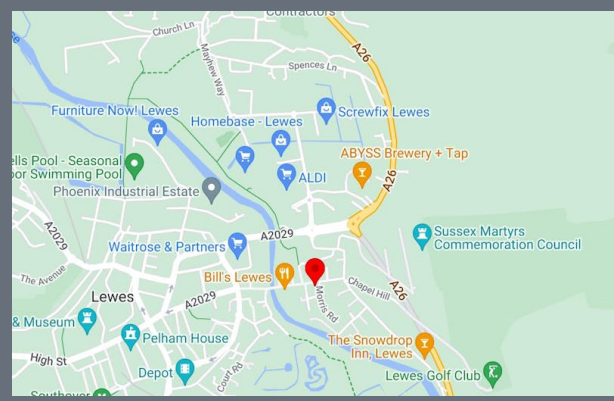
A purpose built ground floor lock up shop unit forming part of a mixed use development. The unit will be provided in an open plan white box format following an upcoming refurbishment. In addition to the main space there is a WC to the rear of the unit.

## 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.

## Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 5 years at a rent of £10,000 PAX. A rent deposit may be required subject to status if so this will be a minimum of 3 months rent.



## Get in touch

**Jack Bree**

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### 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 24/07/2024



# 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

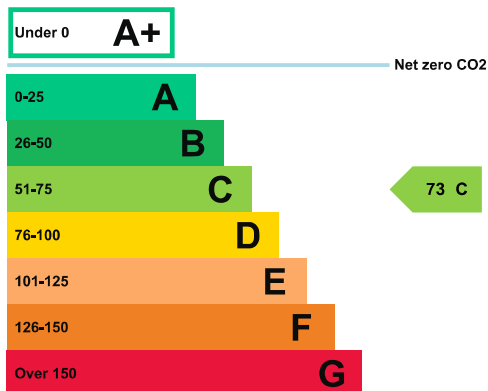
Properties can be let if they have an energy rating from A+ to E.

## 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

30 B

If typical of the existing stock

89 D

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## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	98.25
Primary energy use (kWh/m <sup>2</sup> per year)	581

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## 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).

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## 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	<a href="mailto:colinwatts@btconnect.com">colinwatts@btconnect.com</a>

### Contacting the accreditation scheme

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

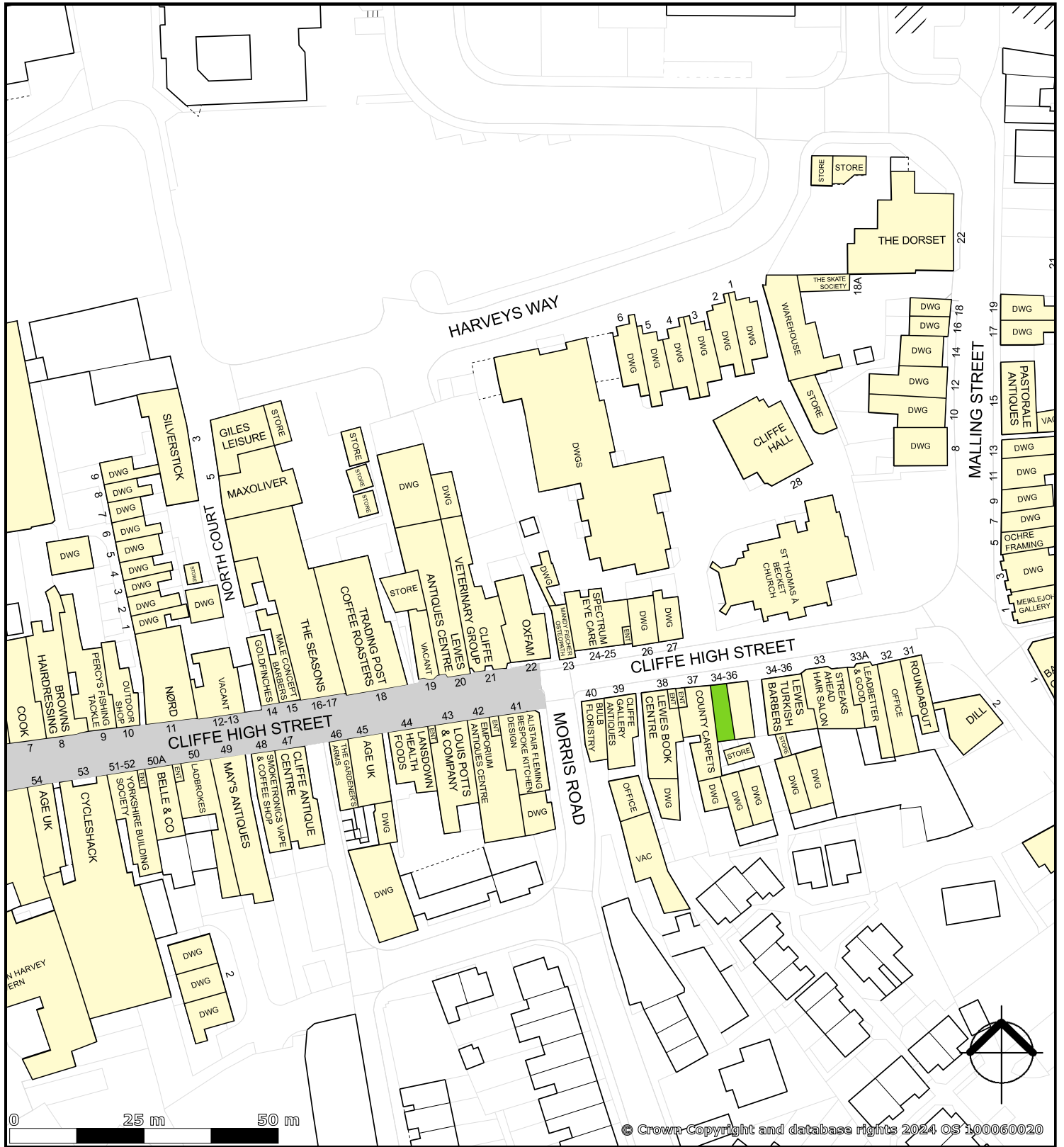
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019743
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### 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

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34-36 Cliffe High Street, Lewes, BN7



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