



38 Western Road

Lewes, BN7 1RP

**PRIME TAKEAWAY UNIT TO
LET IN THE HISTORIC
TOWN OF LEWES**

465 sq ft
(43.20 sq m)

- RENT £15,000 PAX
- £20,000 PREMIUM
- NEW LEASE
- TAKE AWAY USE

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Summary

Available Size	465 sq ft
Rent	£15,000.00 per annum exclusive of rates, VAT & All other outgoings
Rates Payable	£2,794.40 per annum Based on 2023 valuation. Subject to status, 100% rates relief may be available on this property.
Rateable Value	£5,600
VAT	To be confirmed
Legal Fees	The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal costs.
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

A prominent takeaway unit arranged over ground floor and basement & rear yard with additional outside storage. The Ground floor comprises the take away collection area with kitchen and yard & storage to the rear. The basement comprises a storage area and walk in freezer.

Location

The property is situated in a prominent spot on Western Road in Lewes. Lewes is a beautiful, historic town, situated to the northeast of Brighton and northwest of Eastbourne. Nearby occupiers include, F Richards & Sons butchers, St Anne's Pharmacy and various independent pubs and retailers.

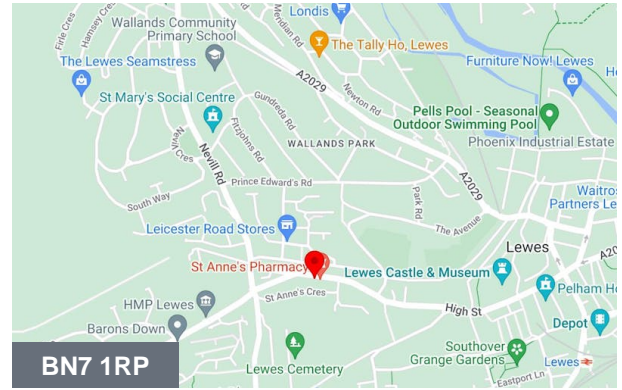
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	171	15.89
Ground	294	27.31
Total	465	43.20

Terms

Available by way of a new effective full repairing & insuring lease for a term of 10 years with 5 yearly rent reviews.



Viewing & Further Information



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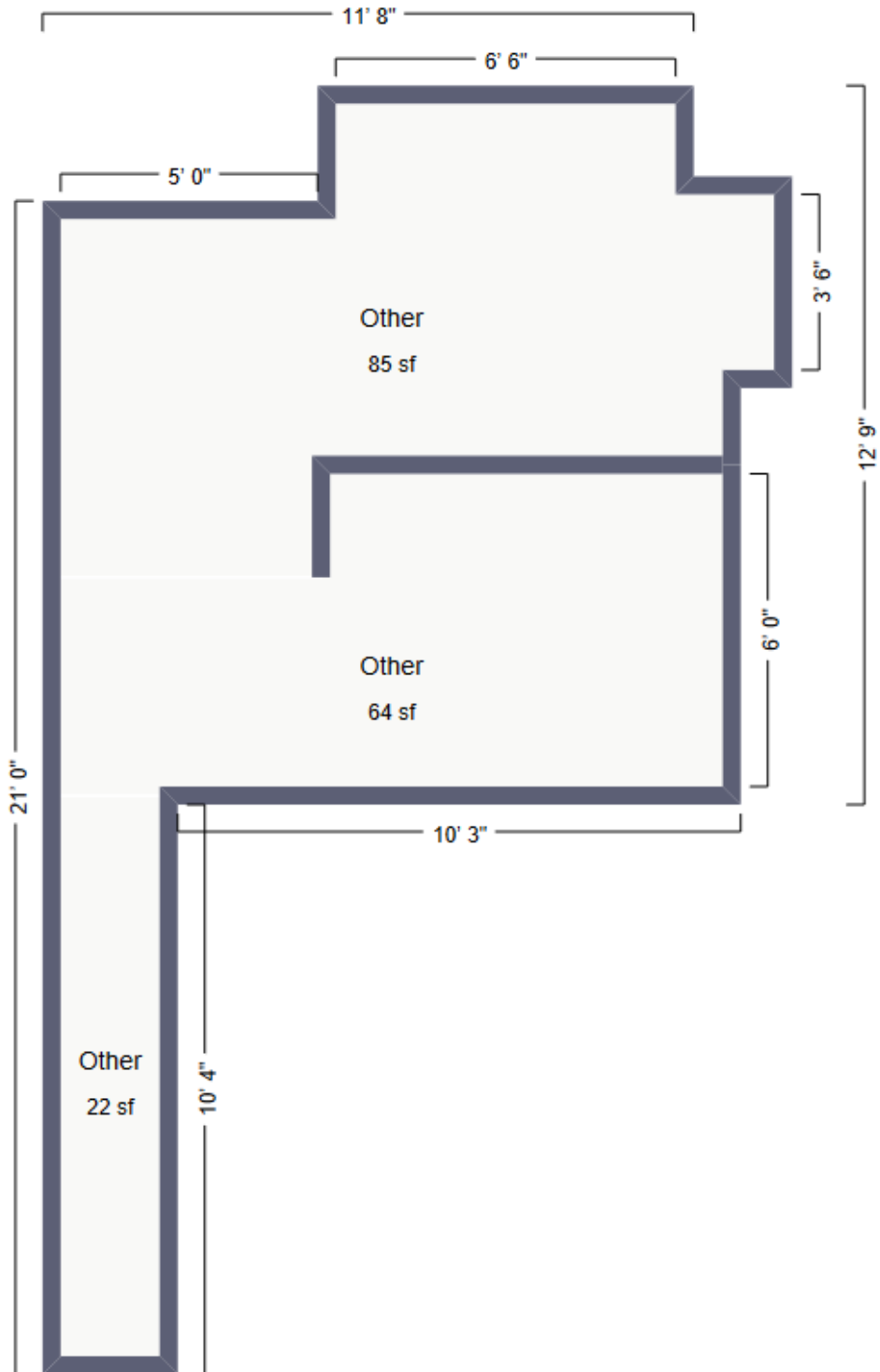


38 Western Road, Lewes

Basement

For indicative purposes only, not to scale

Approximately 171 sf



38 Western Road, Lewes

Ground Floor

For indicative purposes only, not to scale

Approximately 329 sf

