



RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN / TAKEAWAY TO LET

## 38 WESTERN ROAD

Lewes, BN7 1RP

PRIME TAKEAWAY UNIT TO LET IN THE HISTORIC  
TOWN OF LEWES

465 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

<b>Available Size</b>	465 sq ft
<b>Rent</b>	£15,000 per annum exclusive of rates, VAT & All other outgoings
<b>Rates Payable</b>	£2,794.40 per annum Based on 2023 valuation. Subject to status, 100% rates relief may be available on this property.
<b>Rateable Value</b>	£5,600
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal costs.
<b>EPC Rating</b>	C (69)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	171	15.89
Ground	294	27.31
<b>Total</b>	<b>465</b>	<b>43.20</b>

## Description

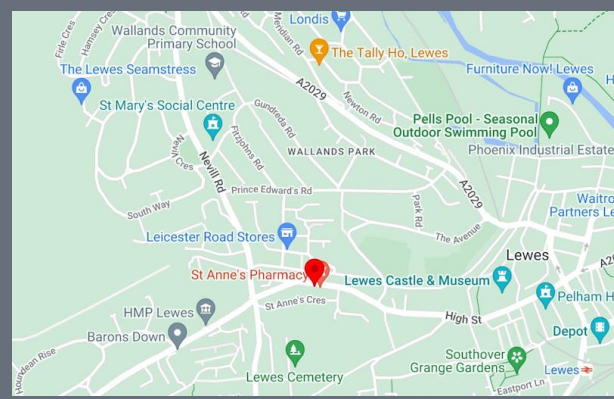
A prominent takeaway unit arranged over ground floor and basement & rear yard with additional outside storage. The Ground floor comprises the take away collection area with kitchen and yard & storage to the rear. The basement comprises a storage area and walk in freezer.

## 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.

## Terms

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



## Get in touch

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## Eightfold Property

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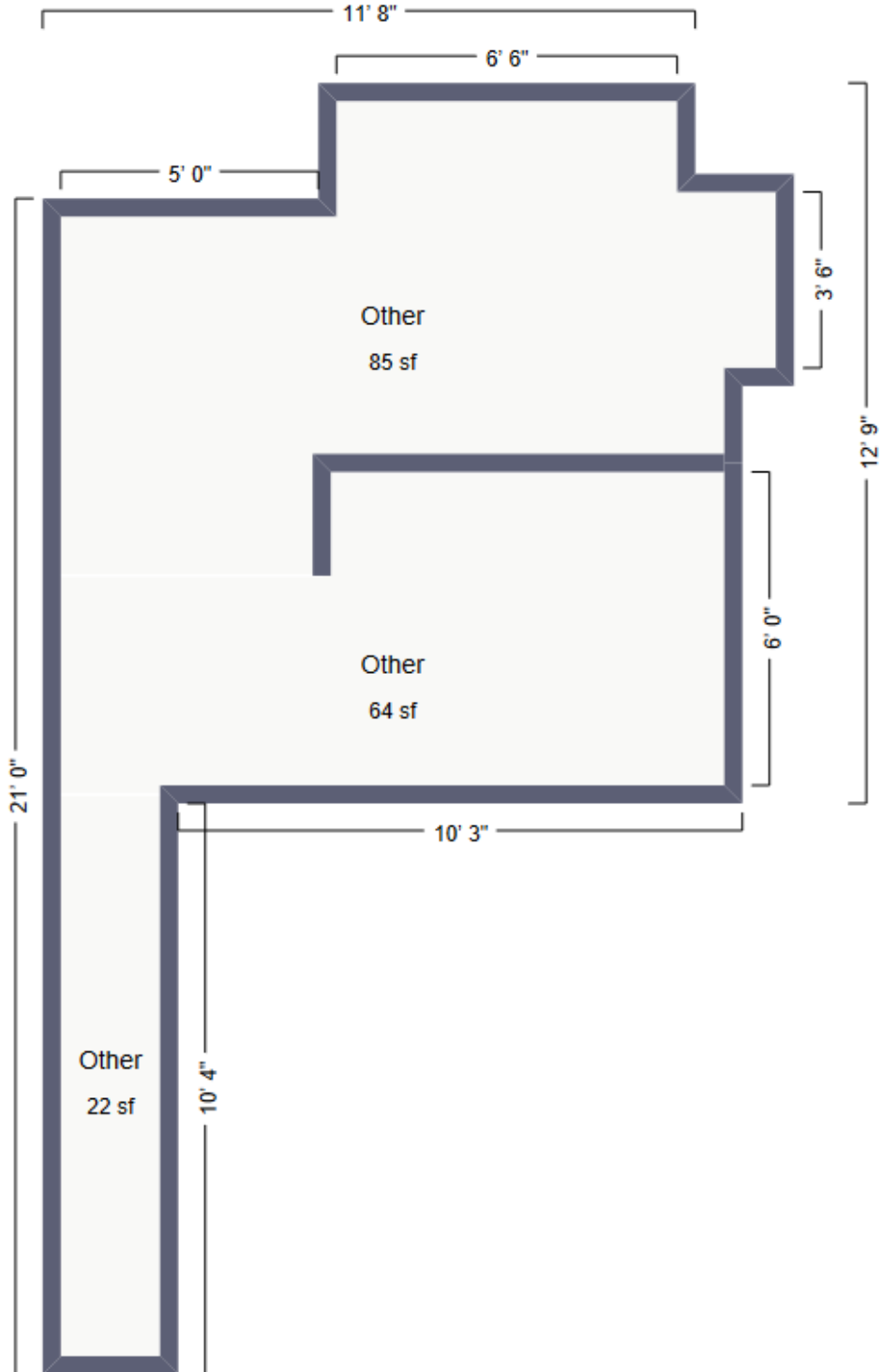


# 38 Western Road, Lewes

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

