



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

## **37 CLIFFE HIGH STREET**

Lewes, BN7 2AN

RETAIL UNIT TO LET IN LEWES TOWN CENTRE

449 SQ FT

**Eightfold**  
property

Tel:01273 672 999

Website:[www.eightfold.agency](http://www.eightfold.agency)

# Summary

<b>Available Size</b>	449 sq ft
<b>Rent</b>	£18,000.00 per annum exclusive of rates, VAT & all other outgoings.
<b>Rates Payable</b>	£5,364.25 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>	£10,750
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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	449	41.71
<b>Total</b>	<b>449</b>	<b>41.71</b>

## Description

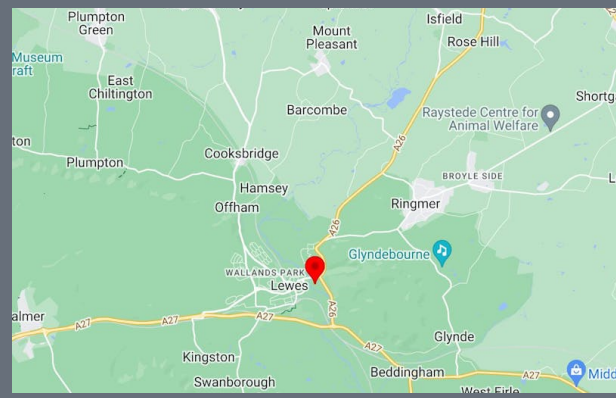
A ground floor lock up shop with a large, prominent, glass frontage. The unit is in a good condition, comprising a sales area to the front with a small kitchen and W/C to the rear.

## 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 £18,000 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**

01273 672999

jack@eightfold.agency

**Max Pollock**

01273 672999 | 07764 794936

max@eightfold.agency

## 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 23/05/2024



County Carpets, 37 Cliffe High Street, Lewes, BN7

