



Prominent Retail /Restaurant Unit  
Dual Frontage & Potential for Outside Seating

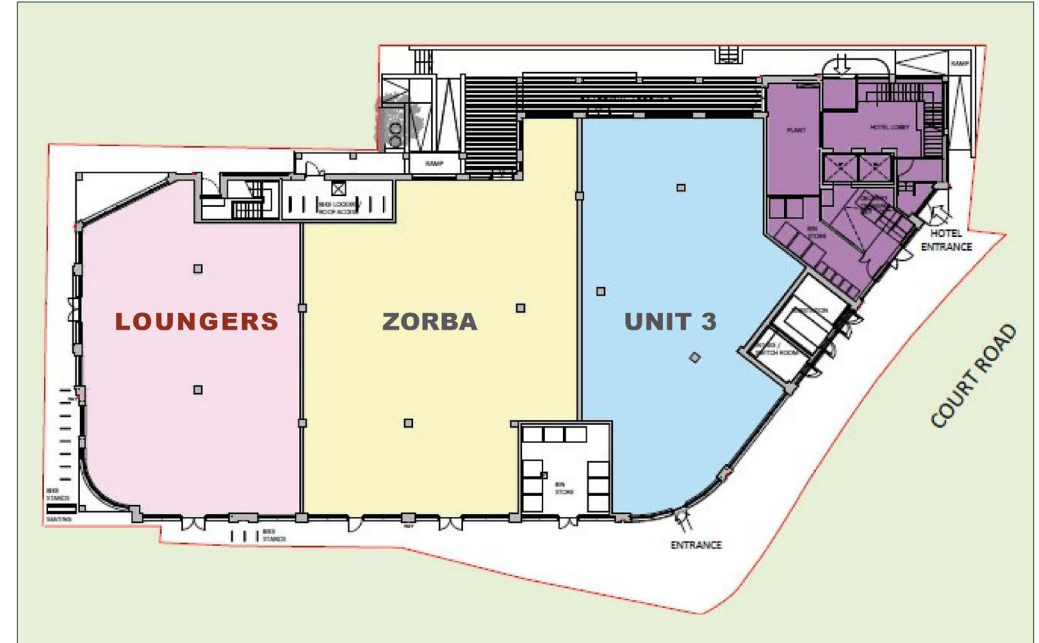
## LOCATION

Lewes is a prosperous market town located approximately 6.5 miles east of Brighton and benefits from a higher than average consumer spend with 3 million annual tourist day trips made to the Lewes District.

Friars Court is located at the junction of Friars Walk and Court Road in a prominent position in the heart of Lewes Town Centre with direct access to the high street. It provides well-configured, high quality accommodation for the leisure market, including potential for generous outside seating.

Unit 3 is the last remaining unit, with Unit 1 let to **Loungers**, Unit 2 let to **Zorba** and the 1st and 2nd floors let to **Premier Inn**. The unit is adjacent to an 80 space car park.

Other retailers nearby include **Waitrose**, **White Stuff**, **Crew Clothing** and **Fat Face**. Nearby leisure occupiers include **Caffe Nero**, **Pizza Express**, **Bill's** and **ASK Italian**.



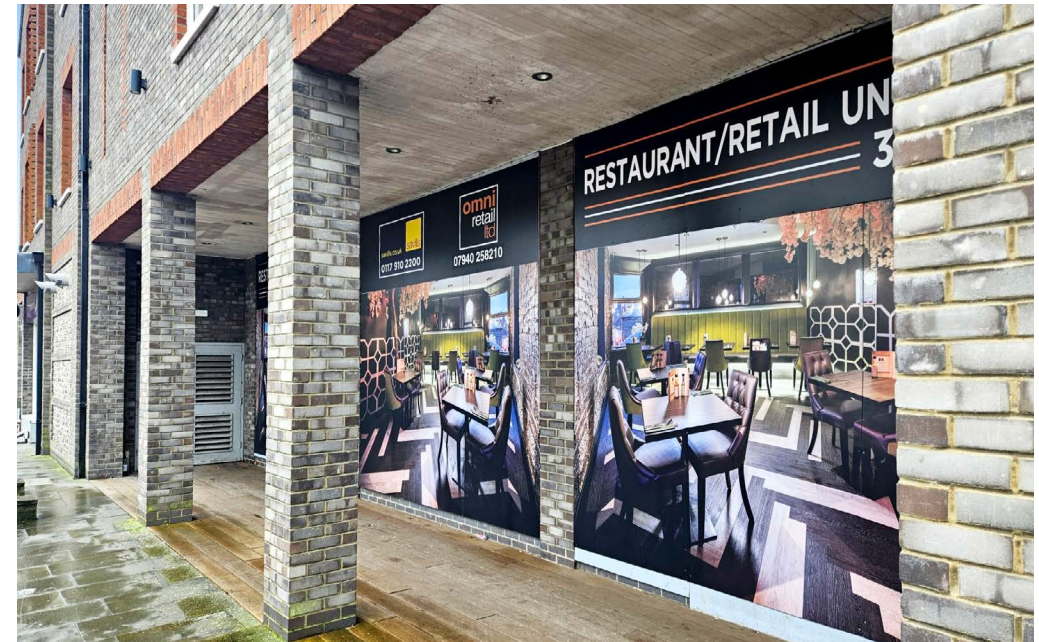
## ACCOMMODATION

The property is arranged over the ground floor with the following approximate dimensions and net internal floor area:-

Ground Floor	301.01 sq m	3,240 sq ft
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## TERMS

The unit is available by way of a new, effectively full repairing and insuring lease at a rent to be agreed. The unit is to be provided in standard shell and core specification, including capped services.





## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band A. A copy of the EPC is available on request.

## RATING ASSESSMENT

To be assessed.

## LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

## CONTACT

For further information or to arrange an inspection of the property please contact agents:-

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