

PRIME TOWN CENTRE RETAIL UNIT

Due to relocation

467 sq. ft (43.38 sq. m)



Oakley

Your Sussex Property Expert



TO LET

**Ground Floor, 66
High Street, Lewes,
East Sussex, BN7 1XG**

- New lease available
- Close to Lewes Castle
- A1 Retail
- Sought after trading location

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LOCATION

Lewes is the county town of East Sussex, nestled within the Southdown's National Park, with a direct fast train service to London. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Additionally, Lewes offers a wide range of popular cafés, old inns and restaurants as well as a farmer's market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx. 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike are all within easy walking distance of the property. Highly regarded primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN7 1XG.

DESCRIPTION

Forming part of a period building, the retail aspect provides well specified accommodation split into two areas on ground floor level. The premises benefit from an attractive bow fronted shop front and shared WC facilities.

ACCOMMODATION

The accommodation briefly comprises:

	<i>SQ. FT</i>	<i>SQ. M</i>
<i>Front Retail</i>	<i>270</i>	<i>25.08</i>
<i>Rear Retail</i>	<i>197</i>	<i>19.30</i>
<i>Total Accommodation</i>	<i>467</i>	<i>43.38</i>

LEASE TERMS:

The premises are available to let by way of a new lease for a term to be agreed.

GUIDE RENT:

£15,000 per annum

BUSINESS RATES

The current Rateable Value provided by the Valuation Office Agency www.voa.gov.uk is £13,752. The Uniform Business Rate for the current financial year (2019/2020) is 49.1p in the £ making the Rates Payable £6,752.23.

The premises has a ratable value which falls within a tapered calculation and therefore, the incoming tenant may receive a discount, subject to status. We would ask all interested parties to investigate this with Brighton Council: <https://www.gov.uk/calculate-your-business-rates>

ENERGY PERFORMANCE RATING

The property has an EPC rating of 118 (E).

VIEWING ARRANGEMENT

Strictly by appointment through sole letting agent, Oakley Commercial.

CONTACT



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*Pictures taken before current tenants' occupancy

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