

# WELL PRESENTED RETAIL UNIT - TO LET

604 sq ft (56.09 sqm)



**Oakley**

Your Sussex Property Expert



## 125 Lewes Road, Brighton BN2 3LG

- Prominent position on busy thoroughfare
- Vacant possession
- Good decorative order
- Immediately available
- Suitable for alternative uses (STP)
- Hot food uses will not be considered

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## LOCATION

The property is located on Lewes Road, close to the junction with Elm Grove, just north of the junction with Upper Lewes Road. Lewes Road (A270) is one of the principle access roads in and out of central Brighton which in turn links to the A27 and the national motorway network. Main bus routes run along Lewes Road with citywide buses every few minutes. The nearest bus stop to the property is 100 yards south.

Lewes Road is a well-established commercial location with a wide variety of retail facilities in the immediate area, including the large Lewes Road Sainsbury's opposite. It also benefits from an excellent residential and student catchment with high footfall and passing traffic levels.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN2 3LG

## DESCRIPTION

The property comprises a ground floor retail unit, with two ancillary offices/storage areas to the rear. The property benefits from a prominent position on Lewes Road with a spacious retail area to the front. The unit is in good decorative order with suspended ceiling, LED panel lighting, tiled flooring, double glazed windows and WC. There is also a small forecourt area to the front of the property - the previous tenant has used this as a parking space in the past. There is also rear access via the yard.

## ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
Ground floor retail	357	33.15
Rear storage room / office 1	132	12.26
Rear storage room / office 2	115	10.68
<b>Total accommodation</b>	<b>604</b>	<b>56.09</b>

## LEASE TERMS

The premises are available to let by way of a new lease on terms to be agreed.

## RENT

£15,000 per annum exclusive.

## VAT

VAT will not be applicable on the rent.

## USE / PLANNING

We understand the premises fall within the new use class (Sept 2020) 'E'. The tenant is to make their own enquiries to ensure their use falls within this use class.

## BUSINESS RATES

The Rateable Value for the financial year 2026-2027 provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £11,750 for the property.

For more information on Rates Payable, and the various multipliers now available, please see: [Estimate your business rates - GOV.UK](https://www.gov.uk/guidance/estimate-your-business-rates)

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been ordered.

## ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. Further information can be provided on request.

## LEGAL FEES

Each party is responsible for their own legal fees.

## VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



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All images, maps, plans and boundaries are for reference purposes and not to scale.

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