



RETAIL / HIGH STREET RETAIL TO LET

84 LEWES ROAD

Brighton, BN2 3HZ

Recently refurbished ground floor retail unit
arranged over ground floor & basement.

669 SQ FT

Eightfold
property

Tel: 01273 672 999
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Summary

Available Size	669 sq ft
Rent	£12,500.00 per annum exclusive of rates, VAT & all other outgoings
Rates Payable	£6.34 per sq ft Subject to status, 100% rates relief may be available on this property.
Rateable Value	£8,500
VAT	Not applicable
Legal Fees	The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal costs. An unconditional undertaking to be provided prior t release of papers.
EPC Rating	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 - Ground Floor Retail	321	29.82
Basement - Basement	348	32.33
Total	669	62.15

Description

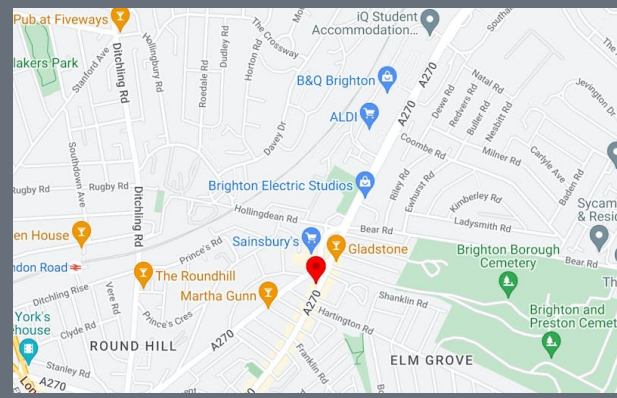
Ground floor retail unit with ancillary basement storage. The landlords have recently carried out an extensive refurbishment of the unit.

Location

The property is located on the Western side of Lewes Road close to the Lewes Road Gyrotory. The local area is made up of a variety of commercial occupiers as well a high density of residential dwellings in addition to several new developments incorporating offices at Plus X in addition to student housing. Nearby occupiers include Sainsburys, Marks & Spencer, Papa Johns, Costa Coffee, Aldi & Halfords.

Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 5 years.



Get in touch

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Eightfold Property

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