



75 High Street

Lewes, BN7 1XN

**PROMINENT RETAIL UNIT,
OPPOSITE LEWES CASTLE
TO LET**

243 sq ft
(22.58 sq m)

- NEW LEASE
- GRADE II LISTED
- HIGH STREET LOCATION
- CHARACTER PROPERTY
- RENT £16,500 PAX

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Summary

Available Size	243 sq ft
Rent	£16,500 per annum exclusive of rates, VAT & All other outgoings
Rates Payable	£4,341.30 per annum Based on 2023 valuation. Subject to status, 100% rates relief may be available on this property.
Rateable Value	£8,700
VAT	To be confirmed
Legal Fees	The incoming tenant to make a contribution of £1,000 plus VAT towards the landlords legal costs.
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

A prominent, Grade II listed retail unit opposite the impressive Lewes Castle, arranged over ground floor. The premises comprises a kitchen, sales area, small storage space to the rear and a W/C (to be installed).

Location

The property is situated in a prominent spot on Lewes High Street. Lewes is a beautiful, historic town, situated to the northeast of Brighton and northwest of Eastbourne. Nearby occupiers include Caffe Nero, Cote, Edward Reeves Photography, Marston Barrett and various other independent pubs, restaurants and retail occupiers.

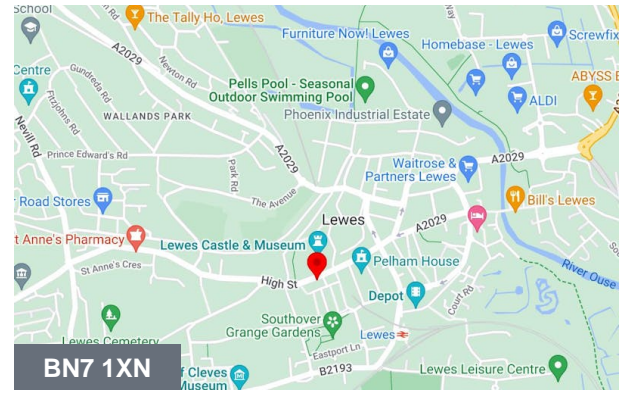
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	243	22.58
Total	243	22.58

Terms

Available by way of a new internal repairing and insuring lease for a term to be agreed, outside part 2, sections 24-28 of the Landlord & Tenant Act 1954.



Viewing & Further Information



Max Pollock

01273 109104 | 07764 794936

max@eightfold.agency

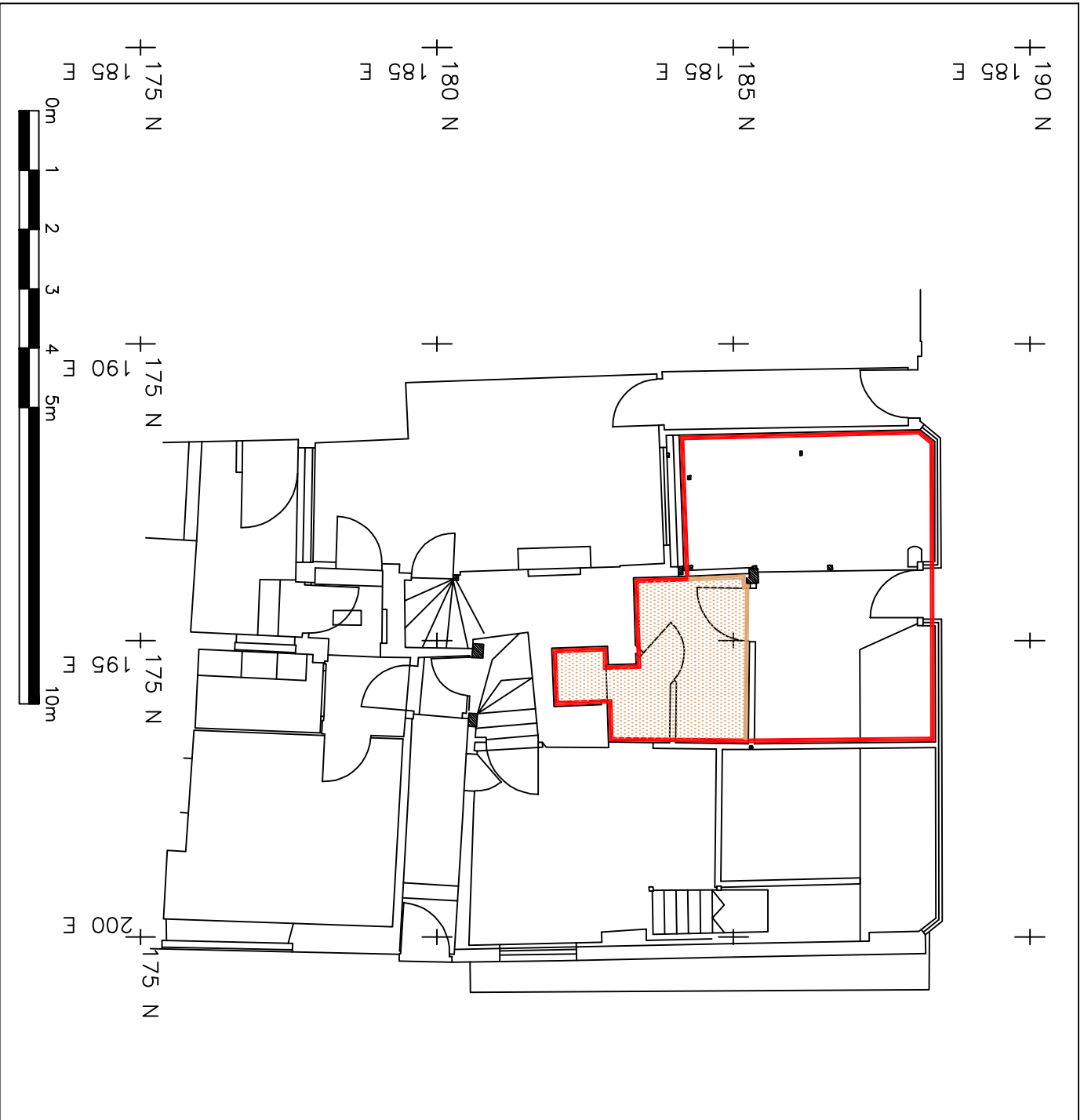


Jack Bree

01273 109121

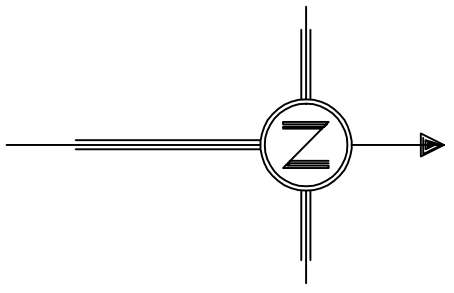
jack@eightfold.agency






GROUND FLOOR

NORTH (INDICATIVE)



<p>LAND & MEASURED BUILDING SURVEYORS</p> <p>M.J.ZARA</p> <p>139 HIGH STREET - LEWES EAST SUSSEX - BN7 1XS TEL 01273 472492 E-MAIL mizaroassociates@gmail.com</p>	
<p>ASSOCIATES</p>	
<p>SITE 75 HIGH STREET, LEWES, EAST SUSSEX BN7 1XN</p>	
<p>CLIENT ABI AND THOMAS PETT 74-75 HIGH STREET LEWES EAST SUSSEX BN7 1XN</p>	
<p>NOTES</p> <p> COMMUNAL ACCESS</p>	
<p>JOB REF. 8507-TITLE-SHOP</p>	
SCALE 1:100	SHEET SIZE A4
DATE JUNE 2020	SURVEYED BY EH