

57 High Street, Lewes BN7 1XE

TO LET £28,000 PAX



Ground Floor Shop

EPC: C

T:01903 234343

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## LOCATION

Lewes is the county town of East Sussex with a busy town centre supporting numerous multiples.

The shop is in an excellent location in the high street opposite the Law Courts near the White Hart Hotel. nearby occupiers include St Peter & St James Hospice, Nationwide, Jigsaw, Cafe Nero & Ask Italian. There is on street parking located outside the property.

## DESCRIPTION

Good size open plan retail premises with the benefit of basement storage/office rooms along with kitchenette and WC.

## RENT

Asking rent of £28,000 per annum exclusive.

## LEASE

A new effective full repairing and insuring lease available on terms to be agreed.

## LEGAL FEES

Each side are responsible for their own legal costs

## EPC RATING

**Shop: C74**

*Copies of the EPC's and Recommendation Reports are available upon request.*



## VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

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## ACCOMODATION

Ground Floor Retail

Net Internal Area Approx: 532.90 sq ft

Basement

Storage Area Approx: 316 sq ft

Kitchenette

W.C

## BUSINESS RATES

Rateable Value: £21,750

We would recommend any interested parties make their own enquiries as to the Rates Payable. Businesses may be entitled to some small Business Rate Relief, for further details please contact Worthing Borough Councils rates department on 01903 221061.



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