

LOCATION

Ditchling village lies at the foot of the South Downs in the Lewes District of East Sussex and is situated approximately 9 miles to the north of Brighton and approximately 8 miles from Lewes. The history of Ditchling can be traced back to Anglo Saxon times and has a population of 2,081 (2011 census). The village has a range of amenities, bus services to Brighton, Lewes and Hassocks for the mainline train station with direct links to London (50 mins) and Brighton (10 mins).

DESCRIPTION

These period premises, which are situated on the High Street, benefit from an attractive shop front with ground floor sales area, comprising front and rear rooms. To the rear of the property is the kitchenette and WCs with access to a rear patio. The property is currently fitted out as an Estate Agents.

DEMISE

The premises comprise a lock-up shop:

Ground Retail Front Area	384 sq ft	35.75 sq m
Ground Retail Rear Area	112 sq ft	10.45 sq m
Rear Room	133 sq ft	12.45 sq m



Albion House, Albion Street,
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Commercial & Business Transfer Agents Valuers
Auctioneers Planning & Development Advisers Building Surveyors
Residential & Lettings Agents Property Management

Clifford Dann and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Clifford Dann has the authority to make representation or warranty in relation to this property.

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RATES

Rateable Value: £8,100. The Uniform Business Rate for the year 2018/2019 is 48p in the £. If the premises are the only property occupied by the tenant, it is possible that no rates are payable.

LEGAL FEES

Each party to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate will be available on request

VAT

We understand the property has not been elected for VAT.

LEASE

The property is held on a full repairing and insuring lease at a current rent of £9,000 per annum exclusive of rates, expiring in June 2024. There is a rent review on 30th June 2020, and the tenant has the right to break the lease on 30th June 2020.

PREMIUM

Offers are invited in the region of £12,500 for the lease, fixtures and fittings.

VIEWING

For further information or to arrange a viewing, please contact sole agents:-

GILES MAUDE
COMMERCIAL SURVEYOR

CLIFFORD DANN
Direct line: 01273 407470
Email: gmaude@clifforddann.co.uk

NB: In accordance with the Estate Agents (Provisions of Information) Regulations 1991 we inform you that a Member of this firm has an interest in the freehold of this property.

CODE OF PRACTICE ON COMMERCIAL LEASES

Please be aware that the Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before entering into or signing a business tenancy or lease agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

Neither the Lessor nor the Agents gives or implies any warranty that the premises are fit for any particular use or that they comply with any relevant regulation or statutory requirement. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The tenant is advised to obtain verification from their Solicitor or Surveyor before proceeding.

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