



**Albion House**

**Albion Street**

**Lewes**

**East Sussex, BN7 2NF**

**GROUND FLOOR SALES AREA/OFFICE AVAILABLE TO LET**

**21.38 m2 (230 sqft) / 65.56 m2 (705 sqft)**

**Including 2 Car Park Spaces**

**\*Can be let seperately\***

**LOCATION**

Lewes, the County town of East Sussex, is located 8 miles to the north-east of Brighton at the junction of the A26 and A27. The town has dual carriageway links to the M23 and a mainline railway station to London Victoria (65 minutes approx) as well as comprehensive bus services. The property stands in the School Hill area of the High Street on the corner of Albion Street and is within a short walk of the main shopping area.

**DESCRIPTION**

The premises comprise Ground Floor offices/sales area with use of a kitchenette and lift. Lease inclusive of service charge, exclusive of rates.

The office comes with two allocated parking spaces.

**ACCOMMODATION**

Office 5 230 sq ft 21.38 m2

Office/Store 4 62 sq ft 5.78 m2

Office 1 413.5 sq ft 38.4 m2

**\*\* Can be let separately \*\***

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**RATES**

Please refer to the Local Authority for information on rates

**LEGAL FEES**

Each party to be responsible for their own legal costs.

**ENERGY PERFORMANCE CERTIFICATE**

Energy Performance Rating C.

**VAT**

We understand the property has not been elected for VAT.

**TERMS**New lease to be agreed for a minimum of 12 months exclusive of rates but inclusive of service charge (heating, electricity, cleaning of common parts included). Rent is: Office 5 £490 with a car space : Room 4 £100; Room 1 £ 710 with a car space payable monthly in advance.

**VIEWING**

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**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](file:///\\cd-fp-01\Property%20Services\Commercial%20Agency\Properties\Offices\Lewes\Albion%20House\www.commercialleasecodeew.co.uk)