

LOCATION

Lewes is the County Town of East Sussex and situated approximately 8 miles to the North East of Brighton & Hove. Lewes is a thriving town with an affluent population of approaching 25,000 and a district catchment population of over 90,000. The town has a comprehensive bus service and mainline train station with direct links to London (66 mins) and Brighton (16 mins).

DESCRIPTION

The premises, currently trading as a Barbers is situated on Market Street and benefit from an attractive shop front with ground floor sales area, comprising front and rear rooms.

DEMISE

The premises comprise a lock-up shop:

| | | |
|--------------------------|-----------|------------|
| Ground Retail Front Room | 343 sq ft | 31.95 sq m |
| Ground Retail Rear Room | 158 sq ft | 14.75 sq m |

RATES

Rateable Value: £7,500. The Uniform Business Rate for the year 2019/2020 is 0.491p in the £.

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

10 year lease from October 2018 at a rent of £13,900 per annum exclusive. Tenant is responsible for the internal repair and decoration of the property (but including all shopfront). Tenant can break the lease at the end of the 5th year. Service charge for water and repairs of approximately £1,400 pa (varies)

FIXTURE AND FITTINGS

Fitted out as a Barbers shop. Price on application if required

VIEWING

For further information or to arrange an inspection please contact sole agents:-

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CLIFFORD DANN

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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

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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Commercial & Business Transfer Agents Valuers
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