

CD Clifford Dann

chartered surveyors & estate agents



11 Cliffe High Street
Lewes
BN7 2AH

**GROUND FLOOR LOCK UP SHOP
TO LET**

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).

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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DESCRIPTION

The premises, which are situated on Cliffe High Street, benefit from an attractive shop front with ground floor sales area, comprising two front rooms, rear stockroom, changing area and WC.

DEMISE

The premises comprise a lock-up shop:

Ground Retail Area	453 sq ft	42.21 sq m
Rear Stockroom	77 sq ft	7.17 sq m
Rear Changing Area	93 sq ft	8.73 sq m

RATES

Rateable Value: £15,500. The Uniform Business Rate for the year 2019/2020 is 0.491p in the £. Interested parties should make their own enquiries with the Local authority for verification.

LEGAL FEES

Each party to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating B. A copy is available upon request.

VAT

We understand the property has not been elected for VAT.

TERMS

New lease for a term to be agreed. £25,000 per annum exclusive.

VIEWING

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

Jim Groves
COMMERCIAL SURVEYOR

CLIFFORD DANN

Direct line: 01273 407920

Email: jgroves@clifforddann.co.uk

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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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