



14 Station Street  
Lewes  
BN7 2BA

**GROUND FLOOR  
RESTAURANT & BASEMENT  
STORAGE – TO LET**

**One Bed Flat available upstairs at a rent of £850pcm**

## 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). The Popular Depot Cinema is less than five minutes walk away.

## DESCRIPTION

The premises, which are situated on Station Street, benefit from an attractive shop front with ground floor restaurant and kitchen. There is additional storage area in the basement. Outside is an attractive garden.

Albion House, Albion Street,  
Lewes, East Sussex BN7 2NF  
T 01273 407902  
F 01273 487910  
E [commercial@clifforddann.co.uk](mailto:commercial@clifforddann.co.uk)



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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## DEMISE

The premises comprise a lock-up shop:

Restaurant Sales	440 sq ft	40.8 sq m
Kitchen	132 sq ft	12.2 sq m
Basement storage	241 sq ft	22.4 sq m

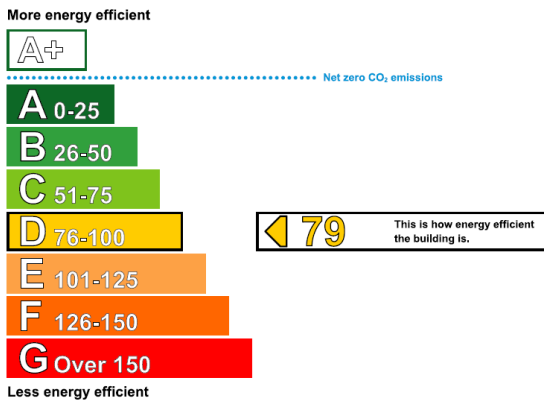
## RATES

Rateable Value: £12,250. There are no rates payable this financial year.

## LEGAL FEES

Each party to be responsible for their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE



## VAT

We understand the property has not been elected for VAT.

## TERMS

New lease for a term and rent to be agreed. £15,900 per annum exclusive.

## VIEWING

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

### JIM GROVES

### CLIFFORD DANN

Direct line: 01273 407920

Email: [jgroves@clifforddann.co.uk](mailto:jgroves@clifforddann.co.uk)

### 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](http://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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