

# CD Clifford Dann

chartered surveyors & estate agents



**33B CLIFFE HIGH STREET, LEWES**  
**LONG LEASEHOLD INVESTMENT**  
**FOR SALE**  
**LOCK UP SHOP**  
**GROSS INCOME £13,250 PA**  
**OFFERS IN THE REGION OF £159,000**

Albion House, Albion Street, Lewes, East Sussex BN7 2NF  
F 01273 407920  
T 01273 477022  
E [jgroves@clifforddann.co.uk](mailto:jgroves@clifforddann.co.uk)



Commercial and Business • Residential Agents • Transfer Agents  
Valuers • Auctioneers • Planning & Development Advisers  
Building Surveyors • 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 property is part of a building comprising two shops, five flats and a clinic and is trading as a hair dressers which has been established for many years.

### Ground Floor

Frontage 6.43m (21.1 sq ft)

Max Width 6.09m

Max Depth 7.47m

Sales Area 41.34 m<sup>2</sup> (445 sq ft)

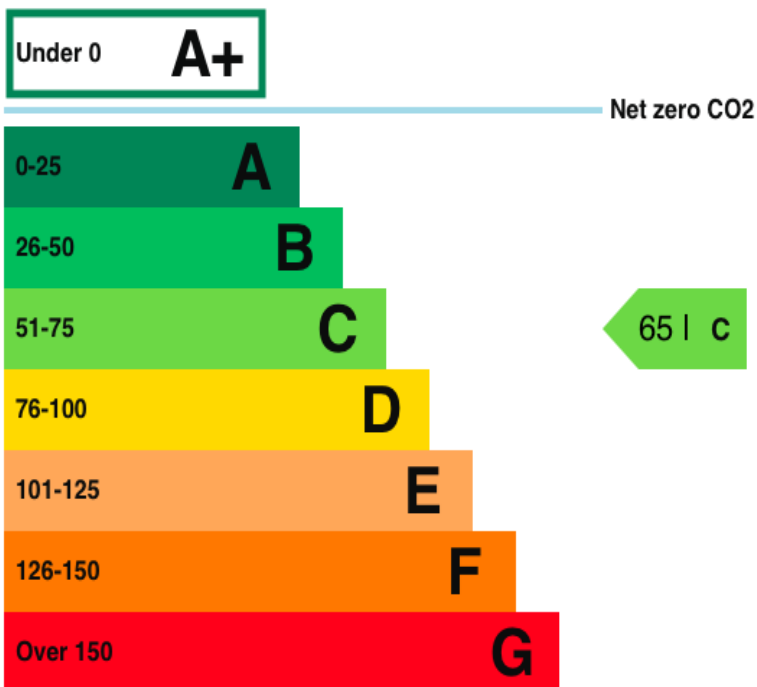
Kitchenette 3.5 m<sup>2</sup>

## LEASE

The shop is let on a 20 year lease from 1st November 2020 to Ms C Trott, Streaks Ahead at a rent of £13,250 pax with rent reviews on 1st December 2025 and 2030. The tenant is responsible for the repair of the shop and contributing a fair proportion of the building.

The long lease for sale is for 999 years from 2021 at an annual rent of £250 rising by inflation each year.

## ENERGY PERFORMANCE CERTIFICATE



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## LEGAL FEES

Each party to be responsible for their own legal costs.

## VAT

We understand the property has not been elected for VAT

## VIEWING

Strictly by appointment. Please contact:

**JIM GROVES**

**COMMERCIAL SURVEYOR**

**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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