

## **B1/A2 OFFICE/RETAIL UNIT TO LET** **108A Lewes Road, Brighton BN2 4AE**

### **LOCATION:**

The subject property is located on the eastern side of Lewes Road close to Bear Road and the Lewes Road gyratory where Sainsbury's is situated. Lewes Road (A27) acts as the main link road from Brighton City Centre to both Sussex & Brighton Universities as well as the Amex Community Stadium. Nearby occupiers include Sainsburys, Aldi, Costa Coffee and Marks & Spencer Simply Food.

### **DESCRIPTION:**

Ground floor retail/office unit with laminate wood flooring, kitchen, Cat II lighting and gas central heating.

### **ACCOMMODATION:**

The accommodation has the following approximate dimensions and areas.

	<b>IMPERIAL</b>	<b>METRIC</b>
Net Frontage	20'4"	6.19 m
Gross Frontage	28'2"	8.58 m
Sales Area	725 sq ft	67.35 sq m
Disabled WC		

### **LEASE:**

Assignment of existing sublease expiring 3<sup>rd</sup> January 2023.

Alternatively a new sub-lease may be available, terms to be agreed.

### **RENT:**

£17,500 per annum exclusive of rates, VAT and all other outgoings.

### **PLANNING:**

BH2007/03228: Mixed use comprising Class B1 offices and Class A2 financial and professional services.

### **RATES:**

**Rateable Value:** £15,250 UBR 49.9p (April 2020/2021).



### **ENERGY PERFORMANCE CERTIFICATE:**

**Certificate Reference Number: 0270-1951-0388-8000-4000**

The energy efficiency rating for this property is C 59

A full copy of the EPC can be viewed at:

[www.ndepcregister.com](http://www.ndepcregister.com)

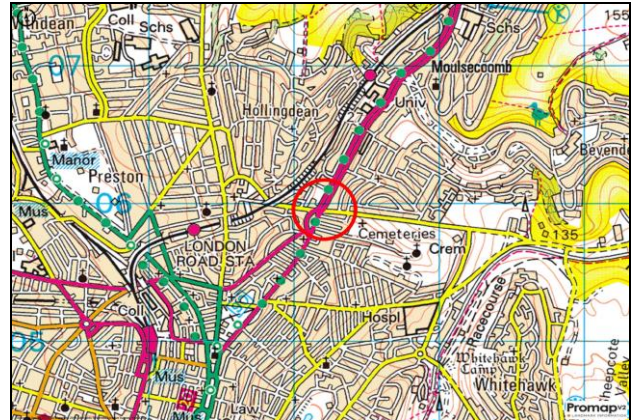
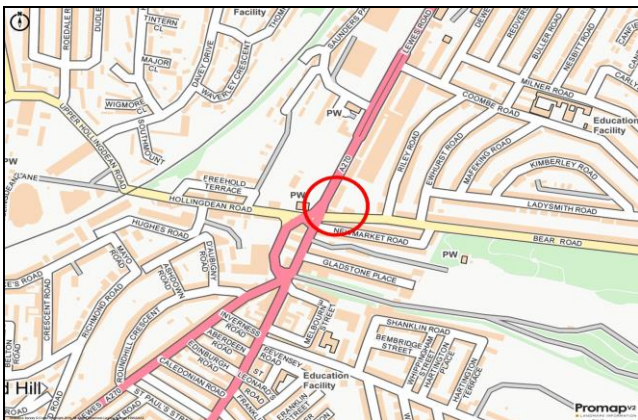
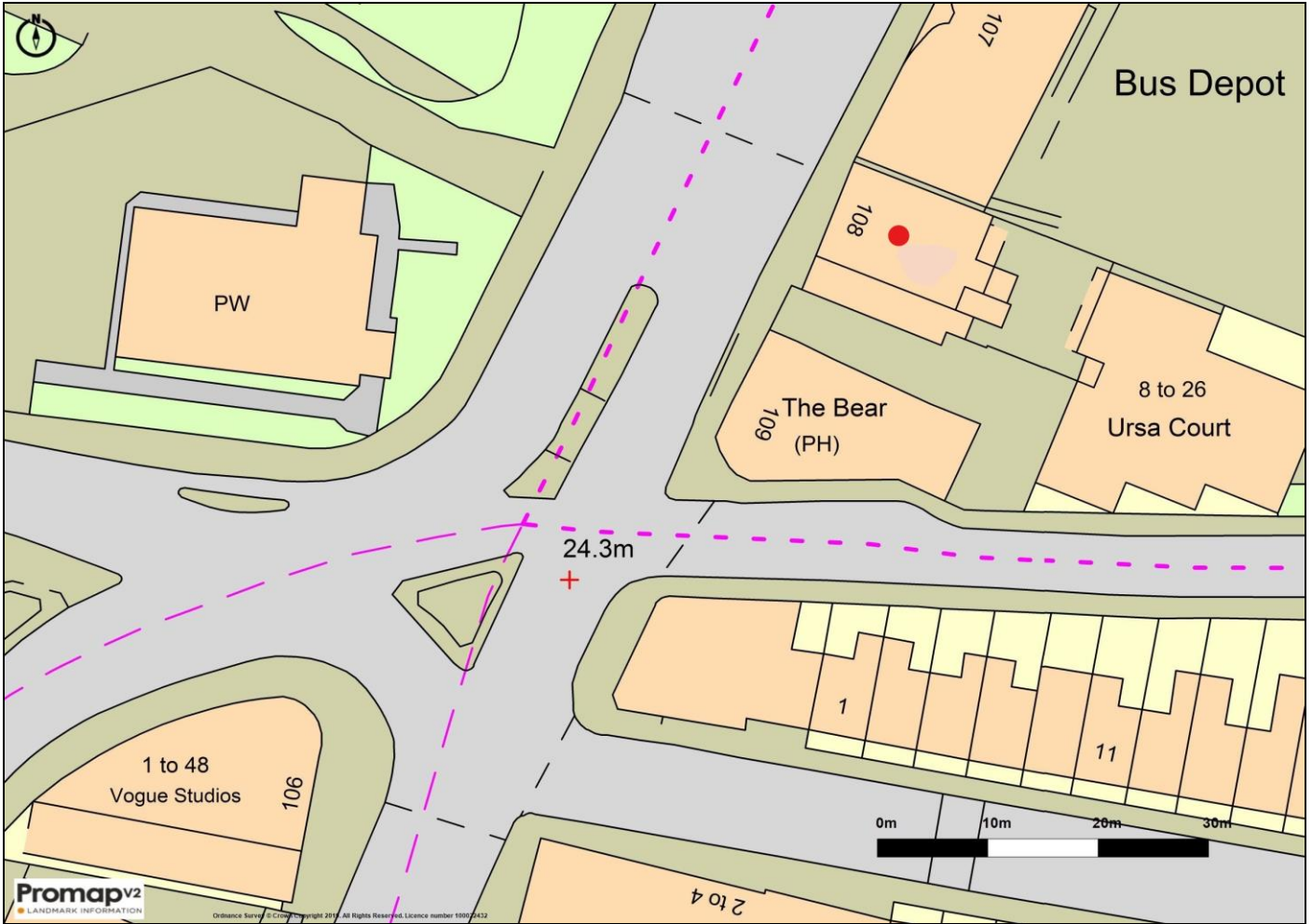
### **LEGAL COSTS:**

The incoming tenant is to be responsible for the reasonable legal costs of the Assignor and the Landlord.

### **VIEWING:**

By prior appointment through sole agents Carr and Priddle on **01273 208010**.

# 108A LEWES ROAD, BRIGHTON



Whilst every care is taken in the preparation of these particulars, Carr & Priddle and the vendor / lessor take no responsibility for any error, misstatement or omission therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS.