

**TO LET - A1/A2 RETAIL UNIT
 (ALTERNATIVE USES POSSIBLE STP)
 8 LEWES ROAD, BRIGHTON BN2 3HP**

LOCATION:

8 Lewes Road is located close to The Level Green Flag award winning urban park, and the junction with Elm Grove. The Lewes Road (A270) acts as the main link road from Brighton City Centre to both Sussex & Brighton Universities as well as the Amex Community Stadium. There are numerous bus services to the City Centre (19 minutes, 1.6 miles). Brighton rail station is 1 mile (10 minutes by bus).

Nearby occupiers include Karrison Pharmacy, Fox & Sons, Park Crescent Health Centre, Age UK, Lewes Road Convenience Store, Q Estate Agents, Swallow House, Shinwari Afghan Cuisine, Chicks Chicken & Pizza, and The Lewes Road Surgery.

DESCRIPTION:

The property comprises a ground floor retail unit with fully glazed frontage.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross Frontage	12' 2"	3.7 m
Net Frontage	11' 8"	3.6 m
Shop Internal Width	11' 7"	3.5 m
Shop Depth	27' 6"	8.38 m
Ground Floor Sales	301 sq ft	28 sq m
WC		

LEASEHOLD:

Available by way of a new effective full repairing and insuring lease for a term to be agreed.

RENT:

£12,500 per annum exclusive.

VAT:

We are advised that the property is not elected for VAT.

RATES:

Rateable Value: £6,200 UBR 49.9p (April 2020/2021).
 (Small Business Rates Relief).

Retail occupiers are able to apply for a business rates holiday for the current rating year expiring 31st March 2021.



ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 9741-3043-0637-0100-4501

The energy efficiency rating for this property is C 75

A full copy of the EPC can be viewed at:

www.ndepcregister.com

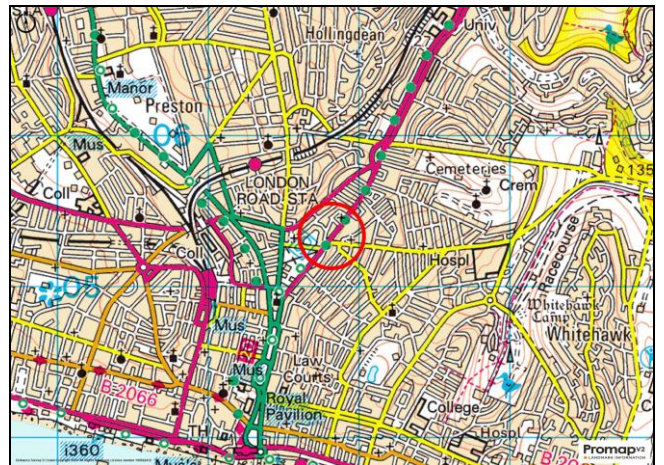
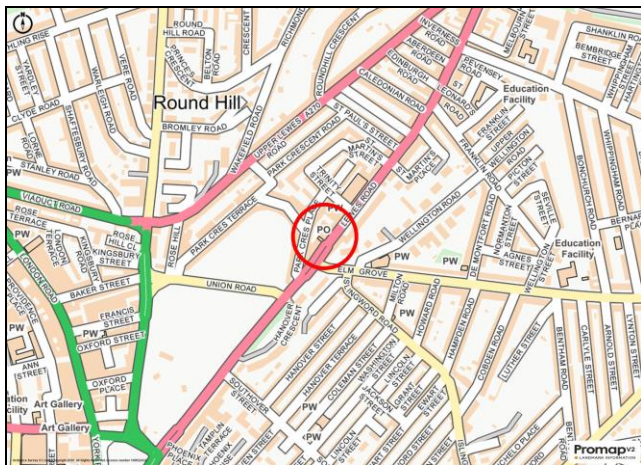
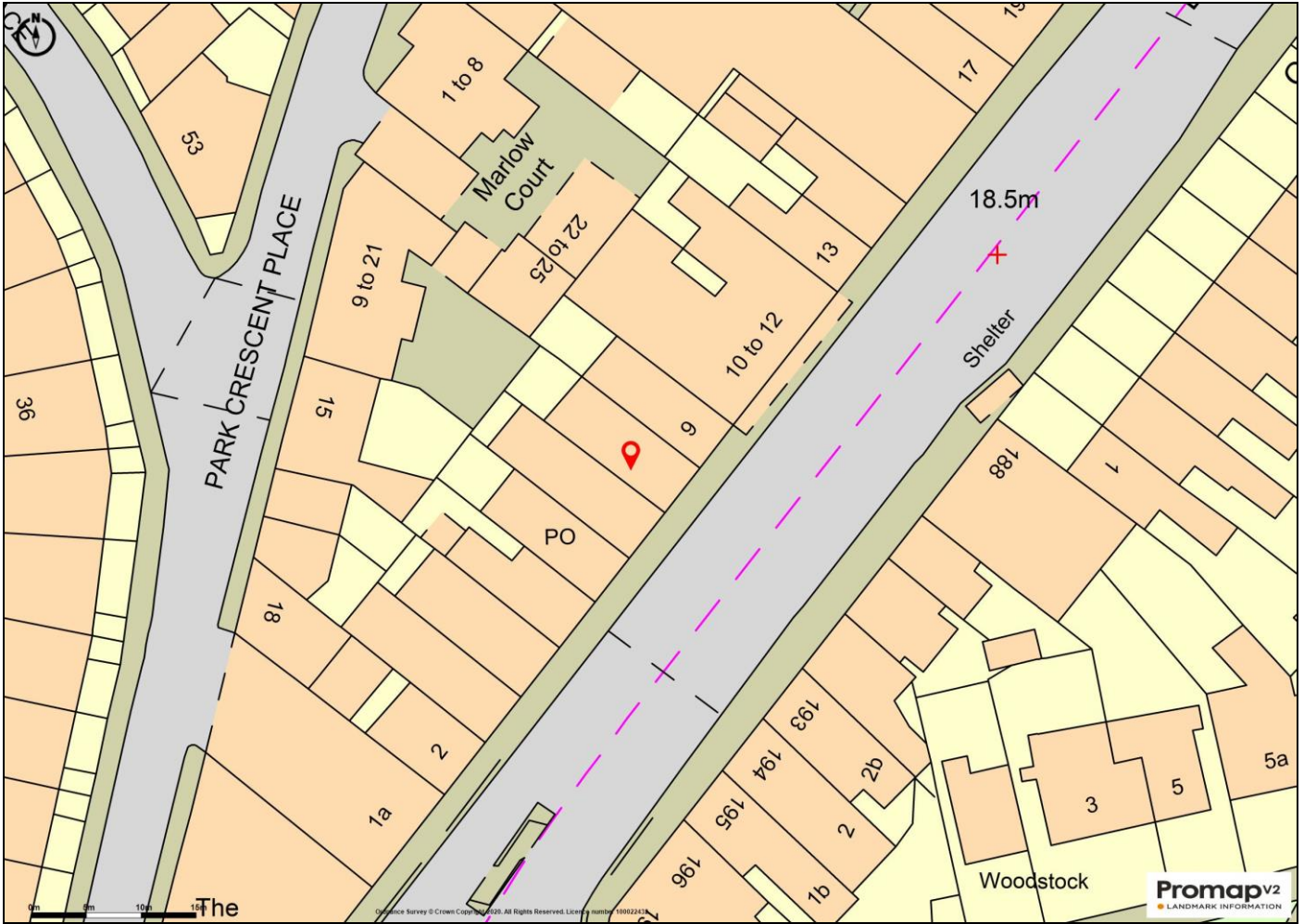
LEGAL COSTS:

Each party will be responsible for their own legal costs in respect of the transaction.

VIEWING:

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

8 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