

# SHOP TO LET

## LEWES

### 223 HIGH STREET



#### Description

The premises are located on the pedestrianised High Street adjacent to **Waterstones** and **Wilson & Hancock**. Retailers in proximity include **Superdrug**, **Costa**, **Bills** and **WH Smith**.

Please refer to the attached copy of the street traders plan for further details.

#### Accommodation

The premises are arranged over ground and First Floor Levels and provide the following approximate accommodation:

<b>Ground Floor Area</b>	1,512 sq. ft. (140.47 sq. m)
<b>Basement</b>	337 sq. ft. (31.3 sq. m)

#### Lease

The premises are available on a new 10 year effectively full repairing and insuring lease, subject to an upward only rent review in the 5<sup>th</sup> year.

#### Rent

Upon application.

*Subject to Contract*

#### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£43,275
<b>UBR (20/21)</b>	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

#### EPC

An EPC has been commissioned. A full report is available upon request.

#### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

#### Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

**Adam Bindman** 020 7659 4822  
[adam.bindman@greenpartners.co.uk](mailto:adam.bindman@greenpartners.co.uk)

Or, **Clifford Dann LLP**, contacting:

**James Groves** 01273 407920  
[jgroves@clifforddann.co.uk](mailto:jgroves@clifforddann.co.uk)



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