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:

Ground Floor Area	1,512 sq. ft. (140.47 sq. m)
Basement	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^{th} year.

Rent

Upon application.

Business Rates

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

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

All parties are to 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

Or, Clifford Dann LLP, contacting:

James Groves 01273 407920 jgroves@clifforddann.co.uk

Subject to Contract



020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

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