



TO LET
E CLASS RETAIL UNIT
91 LEWES ROAD BRIGHTON BN2 3HZ

LOCATION

91 Lewes Road is prominently situated on the western side of Lewes Road, close to The Gyratory.

The area has benefitted from recent new developments including the Plus X innovation Hub adjacent to Preston Barracks and Brighton University.

Nearby occupiers include Sainsbury's, Ladbrokes, Costa, Aldi, Hobbycraft & Papa Johns, MOJO, Number 13 & Melt.

London Road rail station is 16 minutes (0.6 miles).

DESCRIPTION

Ground floor retail unit with raised rear section previously used as a beauticians. Rear kitchen leading to outside garden and W.C. Stairs to basement comprising two storage rooms.

PERMITTED USE

Please note the property is not allowed to be used for food preparation.

ACCOMMODATION

Ground Floor Sales	361 sq ft	33.5 sq m
Kitchen	65 sq ft	6 sq m
Basement	235 sq ft	21.8 sq m
W.C		

All areas are net internal.



LEASE

New effective full repairing & insuring lease on terms to be agreed.

RENT

£13,500 per annum exclusive.

VAT

We are informed that VAT is not chargeable on the rental outgoings.

LEGAL COSTS

Each party are to be responsible for their own legal costs.

BUSINESS RATES

Rateable Value: £7,600.

UBR 49.9p (April 2023/24). Small Business Rates Relief may apply.

EPC

Certificate No: 0020-0730-3342-4598-8002.

Rated D 76, valid until 13 August 2030.



VIEWING & FURTHER INFO

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