



PRIME CORNER SHOP/OFFICE TO LET

- 100% Rate Relief (STS)
- Prime Thoroughfare
- Corner Frontage
- Suit a Variety of Different Uses STNC

Interested in this property? Please contact us on 01903 792785

46 LEWES ROAD, BRIGHTON, EAST SUSSEX, BN2 3HW

Location

Situated in the heart of Lewes Road which houses a number of restaurants, bars and commercial occupiers. The closest station is London Road which is approximately 0.7 miles away with regular bus services running nearby. Brighton City Campus and Universities are also within walking distance.

Description

The premises occupy a highly visible and prime corner position, which fronts both Lewes Road and St Paul's Street. The ground floor comprises an open plan shop/office area and stairs lead to a basement which offers a storage area and WC. Further benefits include a large double shop front and 100% rate relief (STS).

The property would suit a variety of different occupiers (STNC).

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	288.47	26.8

Tenure

The property is To Let on a new lease for a term to be agreed.

Rent

Rental offers are invited in the region of £8500 per annum, exclusive.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £4550. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £2143.05. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

EPC

An EPC has been requested.

VAT

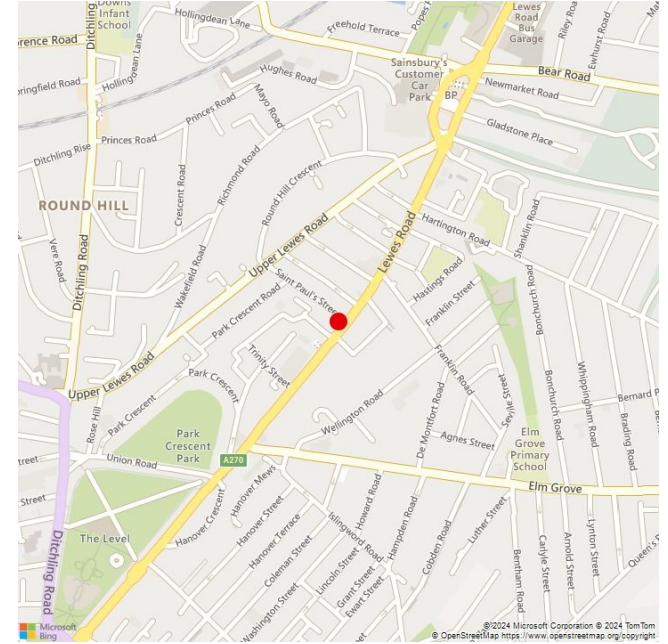
We are informed that VAT is not applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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