



110-111 Lewes Road
Brighton, BN2 3QB

TO LET - Corner Retail Unit
Rental £25,000 PAX

1,442 sq ft
(133.97 sq m)

- New Lease
- Garage to rear
- High Profile Frontage

110-111 Lewes Road, Brighton, BN2 3QB

Summary

Available Size	1,442 sq ft
Rent	£2,083.33 per sq ft
Rates Payable	£11,602.50 per annum
Rateable Value	£21,250
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (46)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,064	98.85
Ancillary	378	35.12
Total	1,442	133.97

Description

The property comprises an open plan ground floor retail unit, small courtyard and an integral garage with roller shutter access from the side. The property would suit various uses (STPC).

Location

The property occupies a highly prominent corner position on the Lewes Road gyratory system, one of the busiest junctions in the city at the intersection of Lewes Road with Hollingdean Road and Bear Road. The property is directly opposite a 60,000 sq ft Sainsbury's superstore and close to branches of Kwik Fit, Machine Mart and M&S Simply Food. The Pavilion Retail Park is located 275 metres north where occupiers include Aldi, Halfords, B&Q, Hobbycraft and Costa.

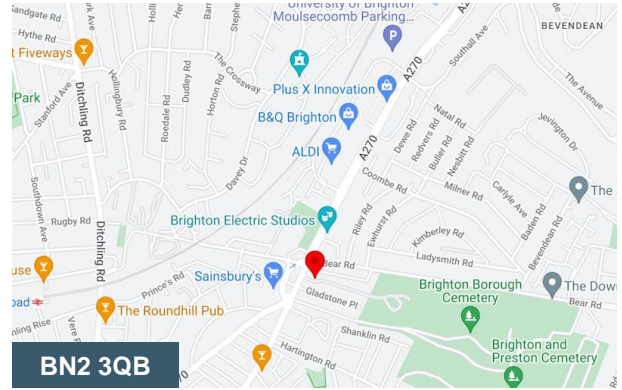
Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £25,000 per annum exclusive.

Disclaimer In accordance with the estate agency act 1979 we advise that the Landlord of this property has a connection with Newlands Property, for more information please contact our agency.

Viewings

Viewings can be arranged via Landlords Sole Agents - Newlands Property



Viewing & Further Information



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