



123C Lewes Road  
Brighton BN2 3QB

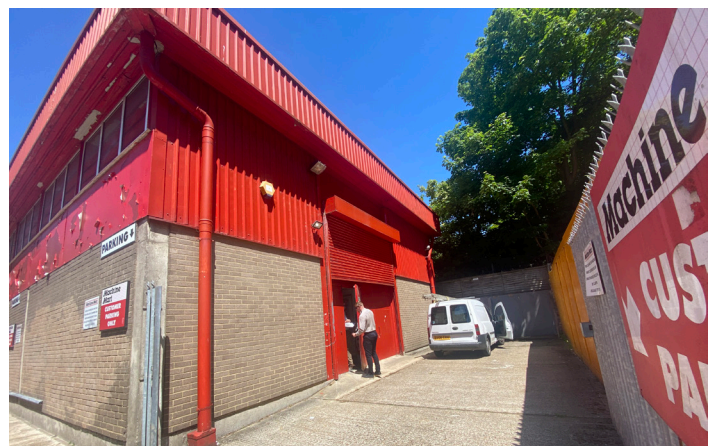
**TO LET**

### PROMINENT CLASS E SHOWROOM

303.6 SQM (3,268 SQ FT)

#### Key Features:

- Stand alone E Class unit
- Excellent prominent main road location
- Private forecourt to the front, parking at the side and rear.
- Secure yard and loading area to rear
- Located in a popular student area
- To Let / May sell





## Location

Lewes Road is a well-established retail area, with a wide variety of both independent traders and national multiple occupiers.

The subject property is situated in a prominent position opposite Sainsbury's supermarket. Pavilion Retail Park is also situated just a few hundred yards to the north with retailers including Aldi, B&Q and Halfords.

The location is easily accessible, with a number of major bus routes passing along Lewes Road, and London Road station approximately 1km to the west.

Lewes Road is known as the Academic Corridor with thousands of students living nearby.

What3words: races.rope.flops

## Accommodation

A two storey building with the ground floor being an open plan showroom having a glazed return frontage to Lewes Road and Melbourne Street.

The first floor provides office, ancillary storage and staff welfare facilities. There is a roller shutter loading door and secure yard / parking at the rear of the building. Additional parking is available at the southern side of the building.

The premises has the following approximate GIA:

Floor	Description	Sq M	Sq Ft
Ground	Showroom	226.03	2,433
First	Ancillary/offices	77.57	835
<b>Total</b>		<b>303.60</b>	<b>3,268</b>

Minimum eaves to rear ground floor is approx. 5.25 metres (to be verified).

Rear loading door measures approx. 3.62 metres wide x 4.28 metres high.

## EPC

TBC

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Our client's interest is a head lease where the user clause states that the property can be used for motor car showrooms with ancillary offices and motor valeting. Alternative uses are subject to the superior landlords consent (not to be unreasonably withheld). An application may therefore need superior landlords consent for the chosen occupiers use.

## Terms

The property is available to let on a new lease with rental offers in the region of £52,500 per annum. Consideration may be given to selling the property. Further information on request.

Our client holds a lease for a term of 99 years from 7 July 1982. The passing rent is geared to 22.5% of the open market rental value of the property. We await confirmation of the current passing rent. The rent is subject to review on every 5th anniversary of the lease.

## Business Rates

Rateable Value (2023): £37,250

## VAT

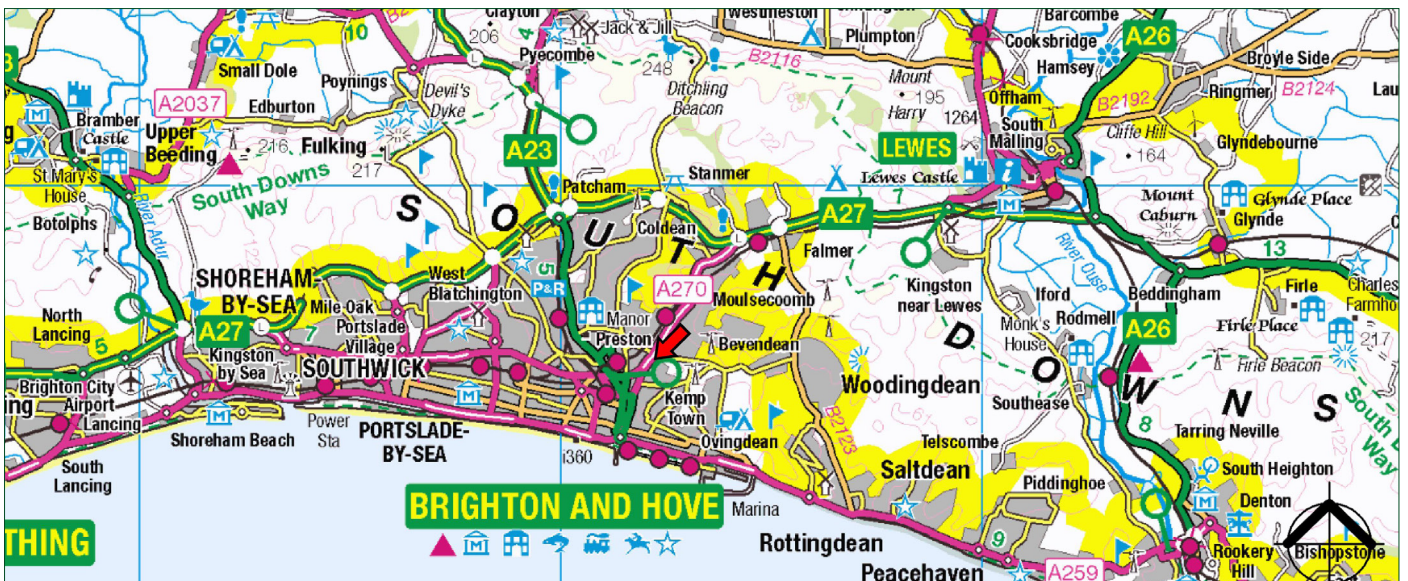
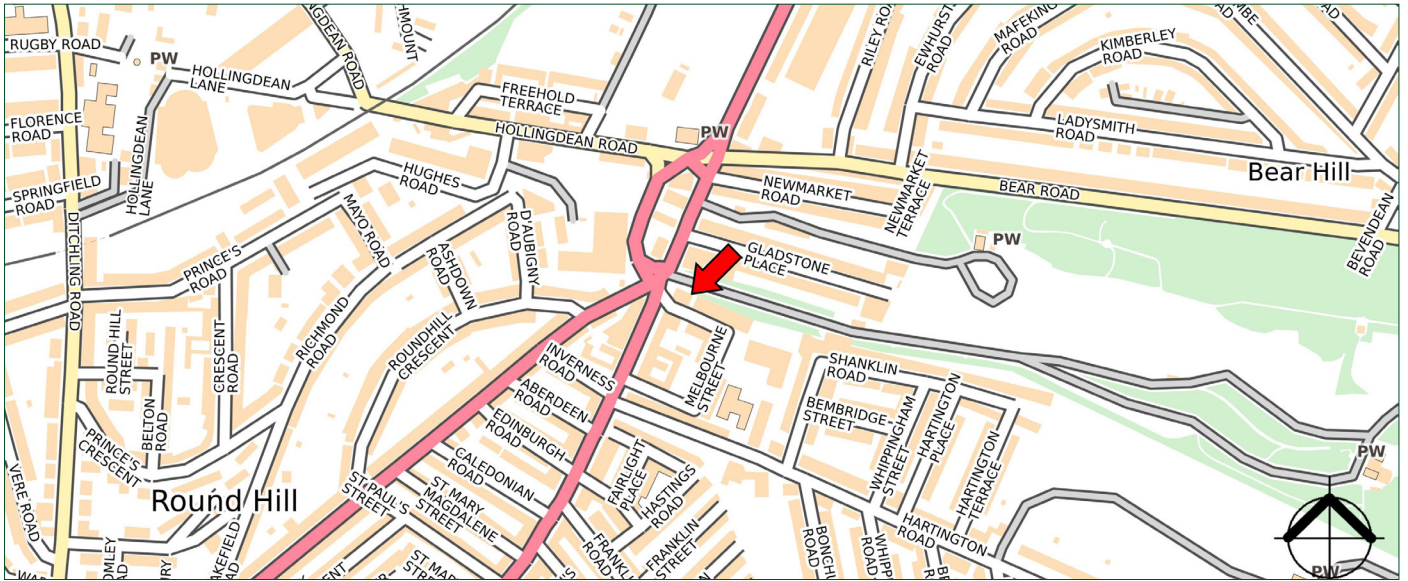
Rents and prices are quoted exclusive but may be subject to VAT.

## Legal Fees

Each party to bear their own legal costs incurred.



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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

### Viewings and Further Information

Please contact sole agents Flude Property Consultants:

**Will Thomas**  
[w.thomas@flude.com](mailto:w.thomas@flude.com)  
**01273 727070**  
[www.flude.com](http://www.flude.com)

**Aaron Lees**  
[a.lees@flude.com](mailto:a.lees@flude.com)  
**01273 727070**

