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55A Lewes Road, Brighton, BN2 3HW
TO LET: PRIME CORNER PREMISES ON BUSY LEWES ROAD

LOCATION



The property occupies a prominent double-fronted corner position at the intersection of Caledonian Road and Lewes Road, one of Brighton's busiest commercial thoroughfares. This prime location benefits from a continuous flow of pedestrian and vehicular traffic throughout the day and night, serving as a key arterial route to and from Brighton city centre.

Strategically situated along the A270, the premises enjoy a highly visible spot amidst a lively mix of local, national, and independent retailers. Just steps from The Level and the Open Market, the area boasts a vibrant and dynamic atmosphere that attracts a diverse range of visitors.

Lewes Road is also known as Brighton's 'Academic Corridor,' home to a thriving student population due to its proximity to universities and student accommodations. Combined with a strong residential community, this location offers a broad and ever-growing customer base, making it an ideal setting for a successful venture.

Description

While the property is well-suited for a café or bar operator, its classification within the versatile 'E Class' category makes it adaptable for a wide variety of uses, catering to diverse tenant needs.

The premises feature an open-plan, split-level trading area on the Ground Floor, further enhanced by an available outdoor seating area and a fitted W/C facility.

Key Features

- Prime Corner Position
- Split-Level Ground Floor with Outdoor Seating Area
- High Visibility with Continuous Pedestrian and Vehicular Traffic
- Versatile 'E Class' Use for Cafés, Bars, and Retail Ventures
- Additional Basement Storage Available by Separate Negotiation

Accommodation

The Split-Level Ground Floor is arranged as follows:

- Internal Width (Max): 37'7"
- Internal Depth (Max): 25'10"

Total Accommodation (NIA): 753 sq ft (70 m2) - plus an outside seating area (250 sq ft / 23.2 m2)

Additionally, Basement storage (approximately 325 sq ft / 30 m2) can be made available through separate negotiations, offering valuable flexibility.

Presented in a 'shell' condition, the property provides a blank canvas for bespoke tenant fit-out. The landlord is open to offering a significant rent-free period, subject to the tenant's covenant strength and the other lease terms proposed.

Lease

A new lease is available on flexible leasing terms.

Guide Rent - £22,000 per annum exclusive.

Rent Review

By way of negotiation.

Repairing Liability

Full Repairing and Insuring.

Business Rates



Billing Authority: Brighton & Hove

- Description: Cafe and premises
- Rateable Value: £19,250.00
- Rates Payable:
- Valid from April 2023 (current)

VAT

VAT is not payable on the terms quoted.

Legal Fees

Each party is to pay their own legal fees incurred.

Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).









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