1,673 sq.ft (155.48 sq.m)

## **FULLY FITTED RESTAURANT PREMISES**



## **TO LET**



### The Spice Merchant, 18 West Street, Lewes, BN7 2NZ

- Well presented restaurant
- Fully fitted with 80+ covers
- Adjacent car park

- Prominent location
- Affluent market town
- Premium offers invited

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### The Spice Merchant, 18 West Street, Lewes, BN7 2NZ



#### LOCATION

Lewes is the County town of East Sussex situated approximately eight miles to the north east of Brighton and nine miles to the north west of Newhaven. Easy access is afforded to the A23/M23 corridor, via the A27 Lewes bypass. There is a fast and frequent train service to London Victoria (sixty minutes) from Lewes train station, which is situated within approximately half a mile of the property. Lewes has an affluent population approaching 25,000 (catchment population of over 90,000) and also benefits from a thriving tourist trade attracted by the town's wealth of historic buildings, and in particular the famous Lewes Castle. The property is situated in central Lewes on "school hill" which forms part of the high street.

A location plan and <u>street view</u> can be viewed online through Google Maps by typing in the following postcode: **BN7 2NZ**.

#### DESCRIPTION

This attractive, ground floor, fully fitted restaurant is currently trading as The Spice Merchant which offers authentic Indian cuisine. The premises comprise a waiting / seating area, with a bar, three dining areas, fully fitted kitchen, male, female and disabled WC's. The premises offer 80+ covers and benefits include CCTV, wood strip flooring, air conditioning, spot lighting, chandeliers, and all fixtures and fittings (a full inventory can be offered on request).

#### ACCOMMODATION

The accommodation briefly comprises:

	<u>SQ.FT</u>	<u>SQ.M</u>
Bar	159	14.82
Restaurant / seating area	1,185	110
Fully fitted kitchen	328	30.51
Total	1,673	155

#### LEASE TERM

The property is available by way of an assignment for a term of 15 years from 2007. Alternatively, a new lease may be available directly from the landlord.

#### RENT

£45,000 per annum, exclusive of business rates.

#### PREMIUM

Offers are invited for the benefit of the fixtures and fittings.

#### **BUSINESS RATES**

The current Rateable Value provided by the Valuation Office Agency <u>www.voa.gov.uk</u> is £35,000. The Uniform Business Rate for the current financial year (2018/2019) is 48p in the £ making the Rates Payable £16,800.

#### **VIEWING ARRANGEMENTS**

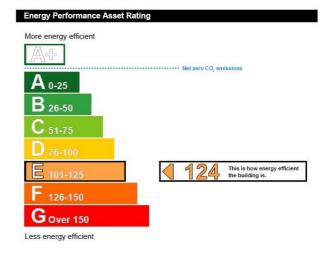
Strictly by appointment through sole letting agent, Oakley Commercial.

### CONTACT

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