

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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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 [street view](#) 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 www.voa.gov.uk 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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Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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