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

Commercial & Residential Property throughout Sussex

Commercial Head Office • 23 & 24 Marlborough Place • Brighton • East Sussex • BN1 1UB • Tel **01273 688882 •** Fax 01273 627419 Commercial & Residential Estate Agents • Relocation Consultancy • Development Advice • Valuation • Landlord & Tenant • Feasibility Studies • Property Management • Business Rates

www.oakleyproperty.com

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

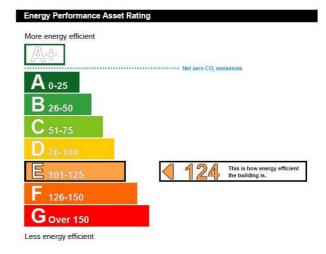
Strictly by appointment through sole letting agent, Oakley Commercial.

CONTACT

Leigh Doherty Telephone: 01273 627411 Email: leigh@oakleyproperty.com

Steven Harvey Telephone: 01273 645772 Email: <u>steven@oakleyproperty.com</u>

Main switchboard: 01273 688882



www.oakleyproperty.com

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.

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









www.oakleyproperty.com

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.

Your Sussex Property Expert

Brighton & Hove City Office Residential Sales & New Homes

3-6 North Road Brighton East Sussex **BN11YA** T 01273 688881 E brighton@oakleyproperty.com

Lewes Town & Country Office Residential Sales, Lettings & New Homes 14a High Street, Lewes East Sussex BN7 ZLN T 01273 487444 E lewes@oakleyproperty.com

Brighton & Hove City Office Residential Lettings 19 Mariborough Place Brighton East Sussex BN11UB T01273 688884 E lettings@oakleyproperty.com

The London Office **Residential Sale** 40 St James's Place London

SW1A 1NS T0207 839 0888 E enquiries@tio.co.uk

oakleyproperty.com

Head Office

Brighton

Commercial Property, Land & Development

East Sussex BN1 1UB

T 01273 688882

23 & 24 Mariborough Place

E info@oakieyproperty.com

Shoreham-by-Sea Office Residential Sales,

380 Brighton Road, Shoreham-by-Sea

E shoreham@oakleyproperty.com

Lettings & New Homes

West Sussex BN43 6RE

T 01273 661577







Oakley Commercial Limited is regulated by the RICS. Oakley and Oakley Property are trading names of the associated companies: Oakley Commercial Limited (Company No. 3296239), Oakley Property (Shoreham) Limited (Company No. 10860228) and Oakley Residential (Lewes) Limited (Company No. 09344024), whose registered offices are at 85 Church Road, Hove, East Sussex BN3 288. A full list of company directors is available on request and can be found on our website.