

TO LET - RESTAURANT / RETAIL

# UNIT 3, FRIARS COURT

Lewes BN7 2PG



## Key Highlights

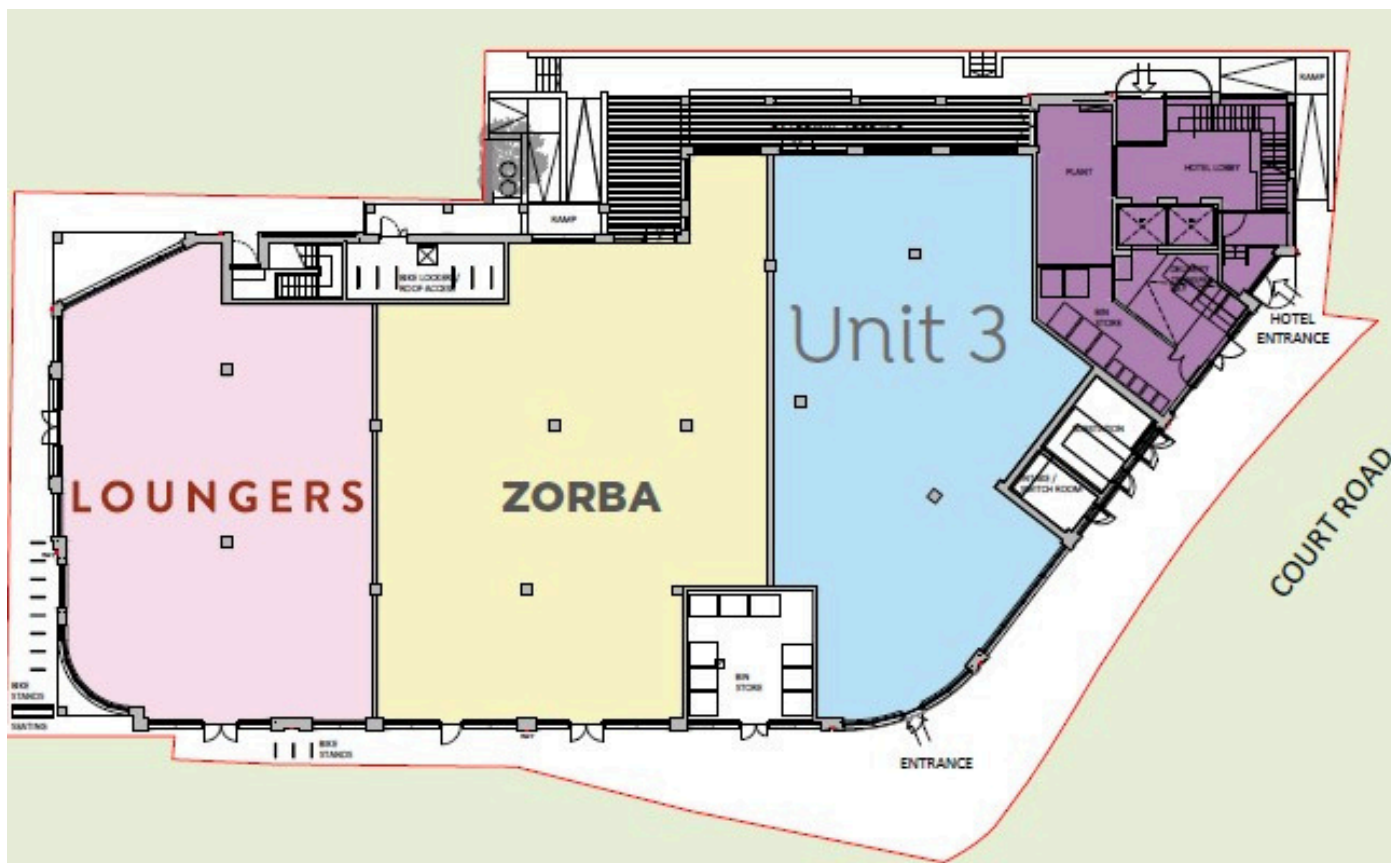
- Lewes is a prosperous market town located approximately 6.5 miles east of Brighton and benefits from a higher than average consumer spend with 3 million annual tourist day trips made to the Lewes District.
- Friars Court provides well configured high quality accommodation for the leisure market place, including excellent potential for generous outside seating.
- The unit is adjacent to a 80 space car park with Friars Court also offering direct access to the High Street.
- Last unit remaining with Unit 1 let to **Loungers**, Unit 2 let to **Zorba** and the 1st and 2nd floors let to **Premier Inn**.

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## LOCATION

Friars Court is located at the junction of Friars Walk and Court Road in a prominent position in the heart of Lewes Town Centre. Other retailers nearby include Waitrose, White Stuff, Crew Clothing and Fat Face. Nearby leisure occupiers include Caffe Nero, Pizza Express, Bill's and ASK Italian.

## ACCOMMODATION

The accommodation comprises of the following:

| FLOOR AREA | SQ FT | SQ M   |
|------------|-------|--------|
| Ground     | 3,240 | 301.01 |

## TERMS

Unit 3, the last remaining unit, is available by way of a new effectively full repairing and insuring lease at a rent to be agreed. The unit is to be provided in standard shell and core specification, including capped services.

## COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## RENT

On application.

## EPC

A (23).

## VIEWINGS

Strictly by prior arrangement with the appointed Savills contact.

## BUSINESS RATES

Rates payable £23,344 per annum (based upon Rateable Value £49,500).

## CONTACTS

For further information please contact:

**Chris O'Mahony**

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07870 555 988

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