



55a Lewes Road

Brighton, BN2 3HW

## To Let: Prime Corner Premises on Busy Lewes Road

**753 to 1,328 sq ft**  
(69.96 to 123.38 sq m)

- 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

# 55a Lewes Road, Brighton, BN2 3HW

## Summary

Available Size	753 to 1,328 sq ft
Rent	£22,000 per annum exclusive
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

This versatile property, classified within the flexible 'E Class' category, presents an excellent opportunity for a café, bar, or a wide range of commercial uses, catering to diverse business requirements. The premises comprise a split-level, open-plan trading area on the ground floor, providing a bright and welcoming environment for customers. Additional features include a fully fitted W/C and a private outdoor seating area, ideal for maximising footfall and creating an attractive customer experience.

Strategically located in a prominent position, the property benefits from strong visibility and accessibility, making it a highly desirable location for operators looking to establish or expand their business. With its adaptable layout and modern facilities, this property offers both functional and commercial appeal, ready to accommodate a variety of business operations.

## 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.

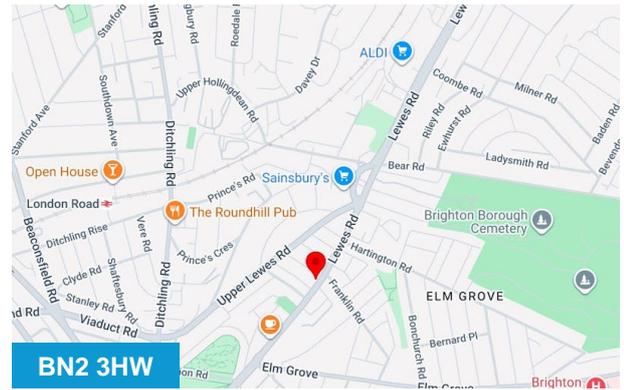
Strategically situated along the A270, the premises enjoy a highly visible spot amidst a lively mix of local, national, and independent retailers. Just steps from The Level and the Open Market, the area boasts a vibrant and dynamic atmosphere that attracts a diverse range of visitors.

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.

## 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 m<sup>2</sup>) - plus an outside seating area (250 sq ft / 23.2 m<sup>2</sup>) Additionally, Basement storage (approximately 325 sq ft / 30 m<sup>2</sup>) 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.

Floor/Unit	sq ft	sq m
Ground	753	69.96
<b>Total</b>	<b>753</b>	<b>69.96</b>



## Viewing & Further Information



**Oliver Graves**

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PROPERTY PEOPLE

gravesjenkins.com



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

# LOCATION

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## 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).









GET IN TOUCH  
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Toby Graves

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BRIGHTON OFFICE  
Coach House  
26 Marlborough Place  
Brighton  
East Sussex  
BN1 1UB

# Energy performance certificate (EPC)

55 Lewes Road BRIGHTON BN2 3JG	Energy rating	Valid until: <b>7 September 2033</b>
	<b>B</b>	Certificate number: <b>6610-1837-5462-7901-4902</b>

Property type	Retail/Financial and Professional Services
Total floor area	73 square metres

## Rules on letting this property

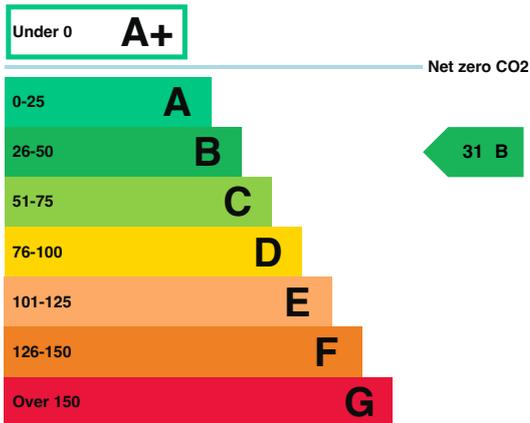
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built	<b>0 A</b>
If typical of the existing stock	<b>32 B</b>

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	17.25
Primary energy use (kWh/m <sup>2</sup> per year)	180

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6427-0815-6949-6401-1703\)](/energy-certificate/6427-0815-6949-6401-1703).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Damian Williamson
Telephone	0203 397 8220
Email	<a href="mailto:hello@propcert.co.uk">hello@propcert.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID206214
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	PropCert
Employer address	182a High St Beckenham BR3 1EW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 September 2023
Date of certificate	8 September 2023