



**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	74.97 sq m (804 sq ft)	HEART COFFEE LIMITED (1) with personal guarantees	5 years from 21/11/2017 until 20/11/2022 on a full repairing and insuring lease	£16,000 (2)	21/11/2020
<b>Total</b>		<b>74.97 sq m (804 sq ft)</b>			<b>£16,000</b>	

(1) The tenant changed its name on 28th February 2018 to Carafe Coffee Roasters Limited.  
 (2) A rent deposit of £8,000 plus VAT is held by the Vendor.

**Key Details**

- New 5 year occupational lease from November 2017
- Well located on principal route between High Street and Lewes Railway Station
- Nearby occupiers include ASK, Caffè Nero, Fat Face, Mint Velvet and Santander Bank
- Historic and affluent East Sussex town

**Location**

**Miles:** 8 miles north-east of Brighton  
 23 miles south-west of Tunbridge Wells  
**Roads:** A26, A27, M23, M25 (Junction 7)  
**Rail:** Lewes Railway Station  
**Air:** London Gatwick Airport

**Situation**

Lewes is a historic and affluent East Sussex town situated 8 miles from Brighton, located on the south coast. The property is situated in the heart of the town centre on the west side of Station Street, just off High Street and Station Road, the town's principal route from High Street to the Railway Station. Nearby occupiers include ASK, Caffè Nero, Fat Face and Santander Bank.

**Description**

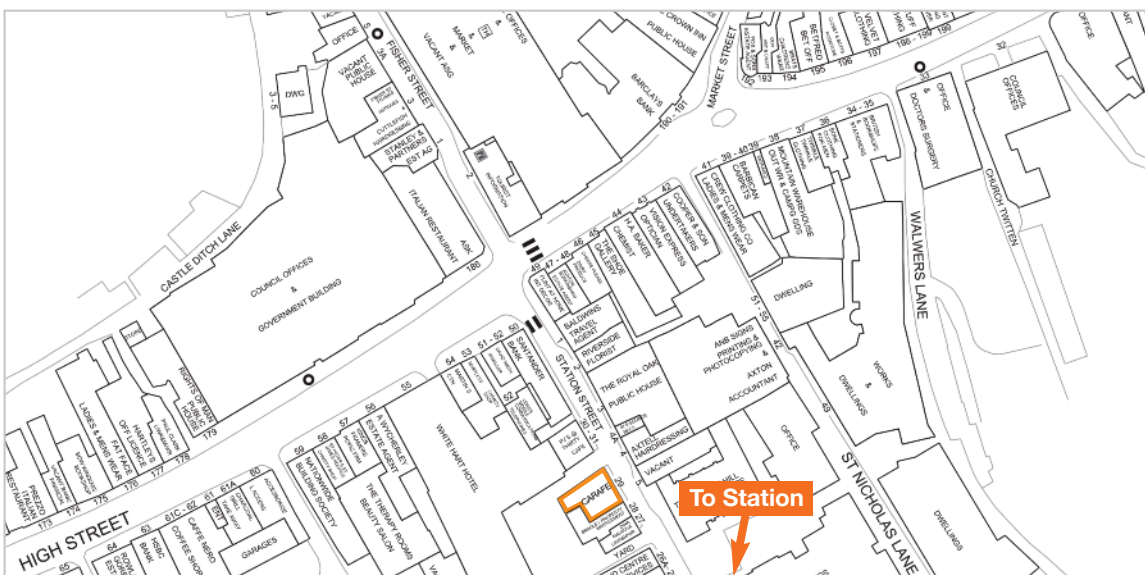
The property comprises a newly fitted ground floor shop forming part of a larger building.

**Tenure**

Long Leasehold. Currently held for a term of 99 years from 17th January 1985 at a peppercorn rent. The headlease is currently being extended to provide a new lease for a term of 125 years at a peppercorn rent. The agreement for the new headlease has been exchanged on 13th April 2018 and completion will be simultaneous with the auction sale.

**VAT**

VAT is applicable to this lot.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
 David Margolis  
 +44 (0)20 7034 4862  
 david.margolis@acuitus.co.uk

**Acuitus**  
 George Watkins  
 +44 (0)20 7034 4861  
 george.watkins@acuitus.co.uk

**Seller's Solicitors: Shranks Solicitors**  
 Jeremy Ticktum  
 +44 (0)20 7831 6677  
 jt@shranks.co.uk