



RUPERT BURSTOW

Property Consultancy & Acquisitions

## SUPERB D1 PREMISES

BEAUTY SALON/MEDICAL/EDUCATIONAL

FITTED TO VERY HIGH STANDARD

INCLUDING 5 TREATMENT ROOMS

LEASE AVAILABLE



19 RAILWAY LANE  
LEWES  
BN7 2AQ

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## 19 RAILWAY LANE, LEWES BN7 2AQ

**LOCATION** Situated within Railway Lane, overlooking the short stay car park, adjacent to Cliffe High Street and the lower end of the High Street. Lewes Railway Station is within easy walking distance, as is the town centre and the shopping facilities therein.

**ACCOMMODATION** The premises comprise a modern self contained D1 premises (medical/education) as follows:

Internal width        19'6"  
Internal depth        55'2"

**Total area            1075 sq ft (99.87 sq m)**

This area is fitted out to a very high standard throughout to include:

- 5 treatment rooms
- 2 x store room
- Large reception/waiting area
- Electric till
- Display cupboard
- Nail bar
- Fitted massage/treatment beds and all of the associated equipment connected with this type of business (inventory available upon request)

**W/C:**                    2x W/C with hand wash facilities

**Kitchen:**            9'2" x 6'10"

- Low level cupboards
- Large storage cupboard facility

**Amenities:**

- Gas fired central heating
- Spot and up-lighting
- Security alarm

N.b. There is also a dermabrasion machine and a spray tan machine available by separate negotiation.

**TENURE**                Leasehold

**LEASE**                Held on a 5 year lease from May 2008 (outside of The Landlord and Tenant Act 1954)

**RENT**                    £11,500 per annum exclusive

**RENT REVIEWS**    1 further review in May 2011

**PREMIUM**            Offers invited in the region of £9,500 for the benefit of the lease, fixture and fittings and goodwill

## UNIFORM BUSINESS RATES

- **Description:** Warehouse and Premises
- **Rateable Value:** 28,000
- **Rates Payable:** £11,592.00 (April 10/11)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Lewes District Council direct on 01273 484189

**VAT** VAT may be chargeable on the terms quoted

**LEGAL FEES** Incoming tenant to bear both parties legal costs

**VIEWING** Strictly via a prior appointment through sole agent:  
**Rupert Burstow Ltd**  
**Tel: 01273 731111**

