



Prominent Corner Café/Retail Unit – To Let

Adjoining  and 

LOCATION

Brighton is one of the largest and most affluent commercial centres in the south east, located 53 miles south of London, 11 miles east of Worthing and 25 miles west of Eastbourne, with a resident population of 290,395 (ONS).

The development occupies a prominent corner location at the junction of Caledonian Road and Lewes Road, one of the main arterial routes into the city from the north. Lewes Road also forms Brighton's 'academic corridor' linking both Sussex University and University of Brighton to the city centre.

The development immediately adjoins a newly fitted **Co-op** and **Papa Johns** and is also close to branches of **Betfred** and **Subway**.

The £280 million Preston Barracks regeneration project is c. 500 m to the north, providing 369 homes, 534 student beds and 50,000 sq ft of offices.

ACCOMMODATION

The property is arranged over ground and basement floors, with the upper floors providing a new 60 bed student housing scheme:-

Ground Floor	93.73 sq m	1,009 sq ft
Basement	80.45 sq m	866 sq ft
Total	174.19 sq m	1,875 sq ft

The property is in shell condition with capped and metered services.

RATING ASSESSMENT

To be assessed.



TERMS

The property is available by way of a new 15 year effectively full repairing and insuring lease at a commencing rent of **£30,000 per annum**, subject to five yearly upward only rent reviews.

CONTACT

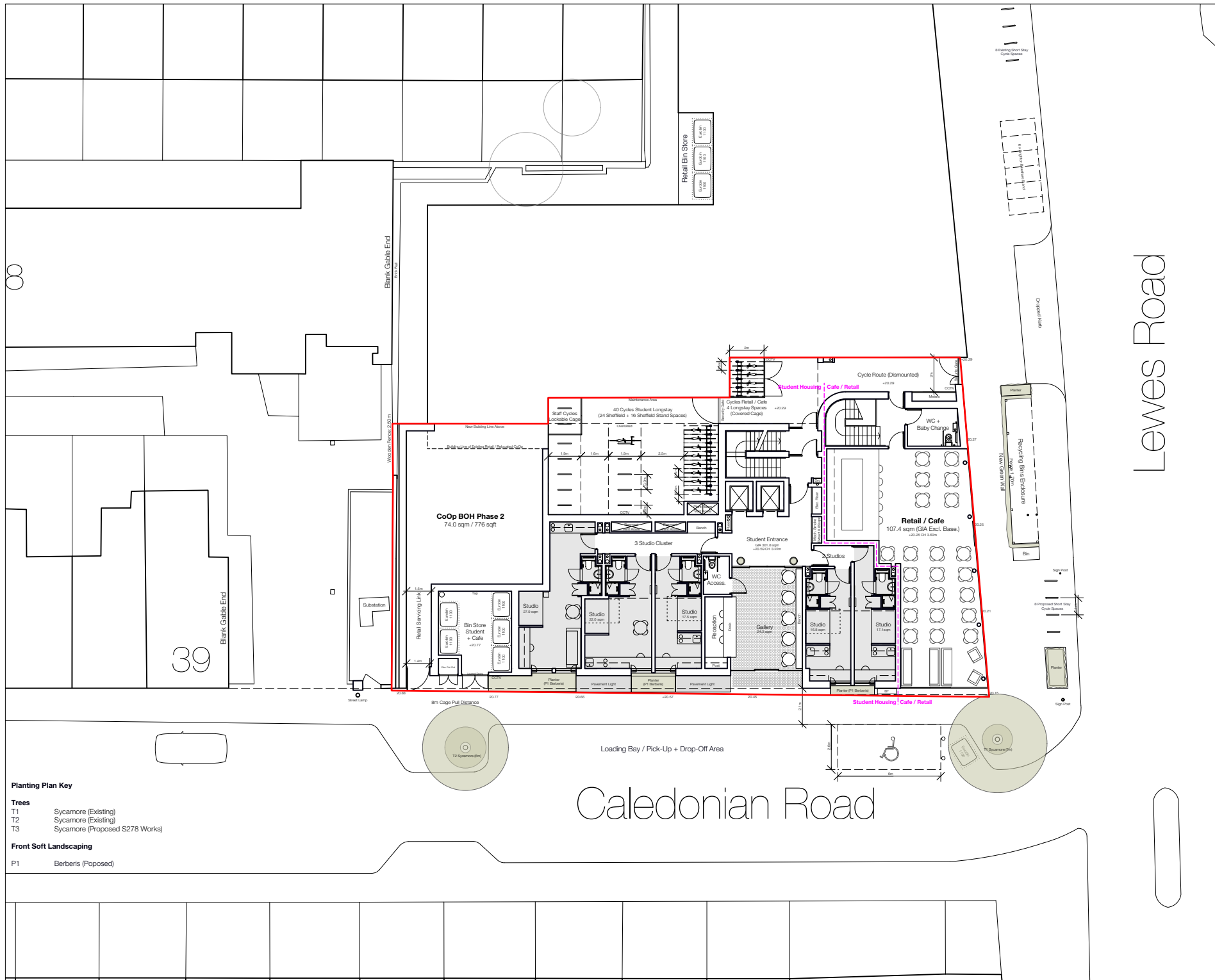
For further information, plans, etc, please contact sole agents:-

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01273 617141
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amorrish@cradick.co.uk

Josh Heap
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07538 492812
jheap@cradick.co.uk

Subject to Contract and Exclusive of VAT





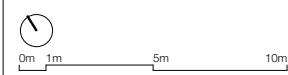
General Notes
 All setting out must be checked on site
 All levels must be checked on site and refer to Ordnance Datum.
 All bearings and weatherings must be checked on site.
 All dimensions must be checked on site.
 This drawing must be read in conjunction with all other relevant drawings.
 Calculated areas in accordance with Greenaway Architecture Ltd. Definition of Areas for Schedule of Areas.
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Electronic File Ref: GA125 Lewes Road - **F39**

Revision	Status	Date
V14	Post Pre-App Meet Rev.	22.07.2019
V15	Post Pre-App Meet II Rev.	05.09.2019
V16	Post Pre-App Meet Rev.	26.09.2019
V10	Structure Issue	18.10.2019
V11	More Studios Update	12.12.2019
V12	Larger Studios Update	13.12.2019
V12B	All Studios	15.12.2019
V12C	All Studios	21.01.2020
V13	Widened Cycle Link + Bins	29.01.2020
V13.1	Coffee Point + Cafe Stair	30.01.2020
V14	Entrance Update	17.02.2020
V15	MEP Update	28.02.2020
V16	App Boundary Update	03.04.2020
V17	Design Update	09.04.2020
V18	Design Update	15.04.2020
V19	Design Update	15.04.2020
V20	Design Update	20.04.2020
V21	Design Update	24.04.2020
V22	Window Width	28.04.2020
V20	General Update	05.05.2020
V21	Cafe Window + Stair Update	11.05.2020
V22	Mezz Omit + Base, Vent	14.05.2020
V23	Staff Lockable Cycle Storage	26.05.2020
V24	Basement Vent Update	09.06.2020
V25	Pavement Light Update	15.06.2020
V26	Cycle Parking + Wheelchair	21.08.2020
V27	Tree Base Planters	29.10.2020
V28	Increased Corner	12.11.2020
V29	Studio Separating Doors	23.11.2020
V30	Lewes Road Planter	25.11.2020

This drawing is for planning purposes only.
 Vent sizes subject to detailed design/engineering

Application Boundary / Extent of Site



Project Title
 Ravilious House
 Student Housing Development
56-57 Lewes Road
 Brighton BN2 3HW

Drawing Title
Ground Floor PROPOSED

Scale @ A3 Size
 1:200

Drawing No
 100

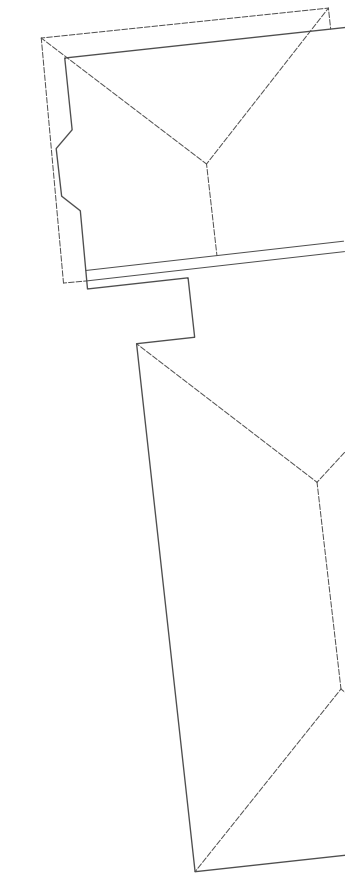
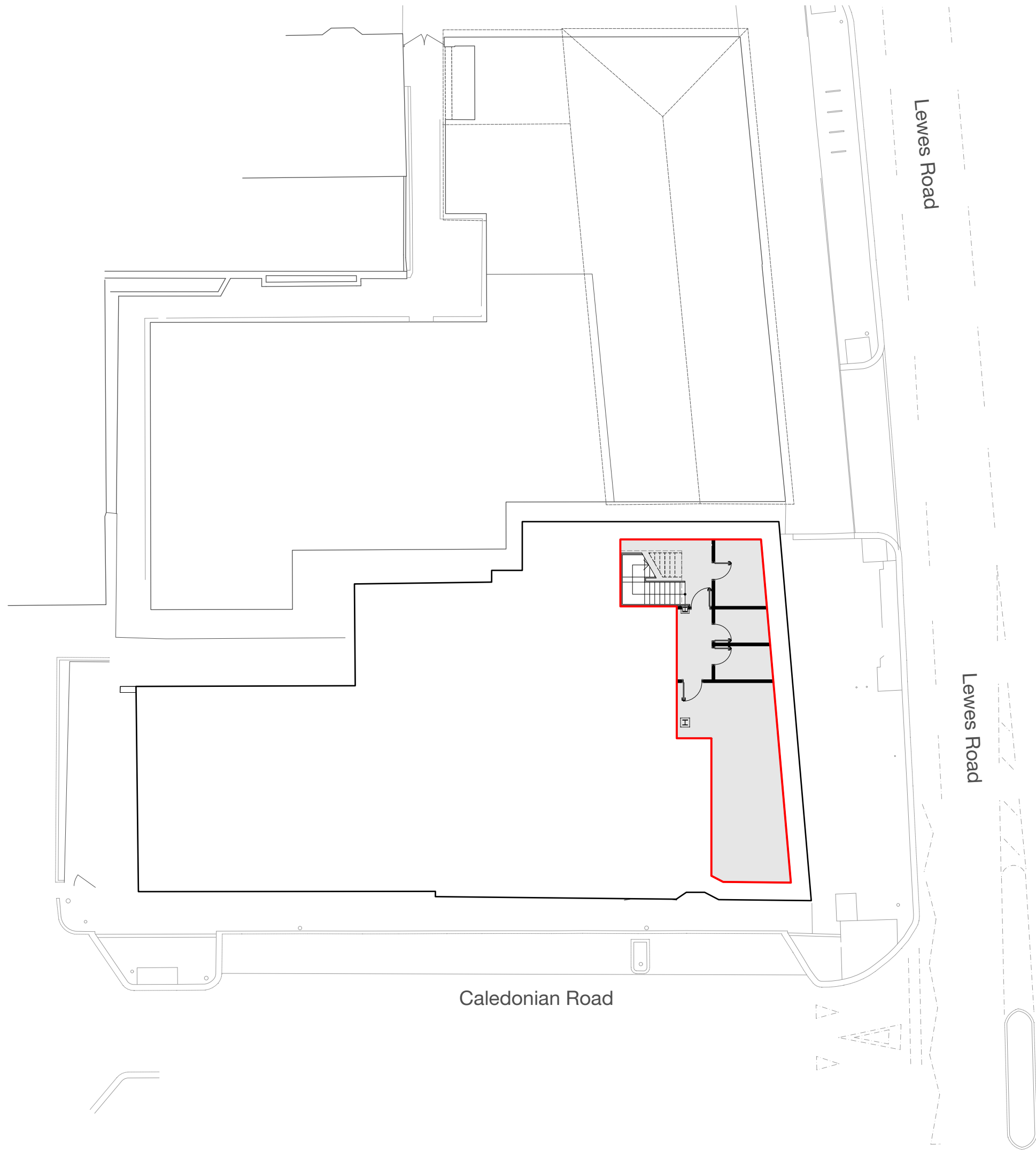
Purpose of Issue
 Information Comment
 Approval Cost Check

Greenaway Architecture

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- Planting Plan Key**
- Trees**
 T1 Sycamore (Existing)
 T2 Sycamore (Existing)
 T3 Sycamore (Proposed S278 Works)
- Front Soft Landscaping**
 P1 Berberis (Proposed)



Demise Line

0 1 10 M

56-57 Lewes Road
Brighton BN2 3HW
Basement Floor Plan
1:200 @ A3

This block contains the legend, north arrow, scale bar, and project information. The legend shows a red square representing the demised area. The north arrow points towards the top right. The scale bar indicates a scale of 1:200, with a 10-meter reference length. The project information includes the address and drawing title.