

friars court

LEWES | BN7 2PG

**LAST UNIT
REMAINING**

Prime retail, restaurant/
bar units available
in the heart of Lewes



Unit 1 let to
LOUNGERS

1st & 2nd
floors let to



Unit 2 let to
**HIXON
GREEN**

The only Town located
in the South Downs
National Park

Lewes benefits from
a higher than average
consumer spend

3 Million annual tourist
day trips made to the
Lewes District



Why
Lewes?

friars court

Superb location for restaurant and bar opportunities in the historic town of Lewes

Lewes benefits from a **higher than average** consumer spend



Lewes is a prosperous market town in East Sussex, located approximately 6.5 miles east of Brighton and positioned just off the A27 which gives direct access to a number of south east towns including Eastbourne, Bexhill and Worthing.

Friars Court provides high quality accommodation for the leisure market place. The well configured units offer excellent potential for generous outside seating adjacent to the 80 space car park. Friars Court also offers direct access to the High Street which gives dual frontage to the units.

UNIT 1

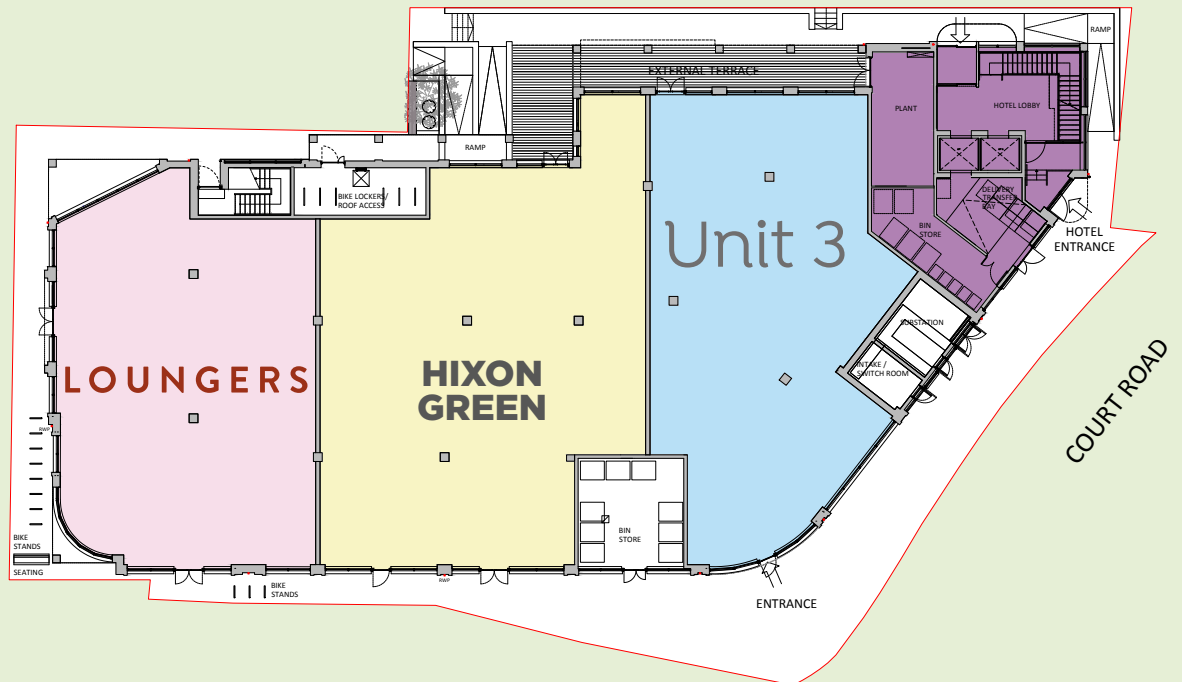
Let to
Loungers

UNIT 2

Let to
Hixon Green

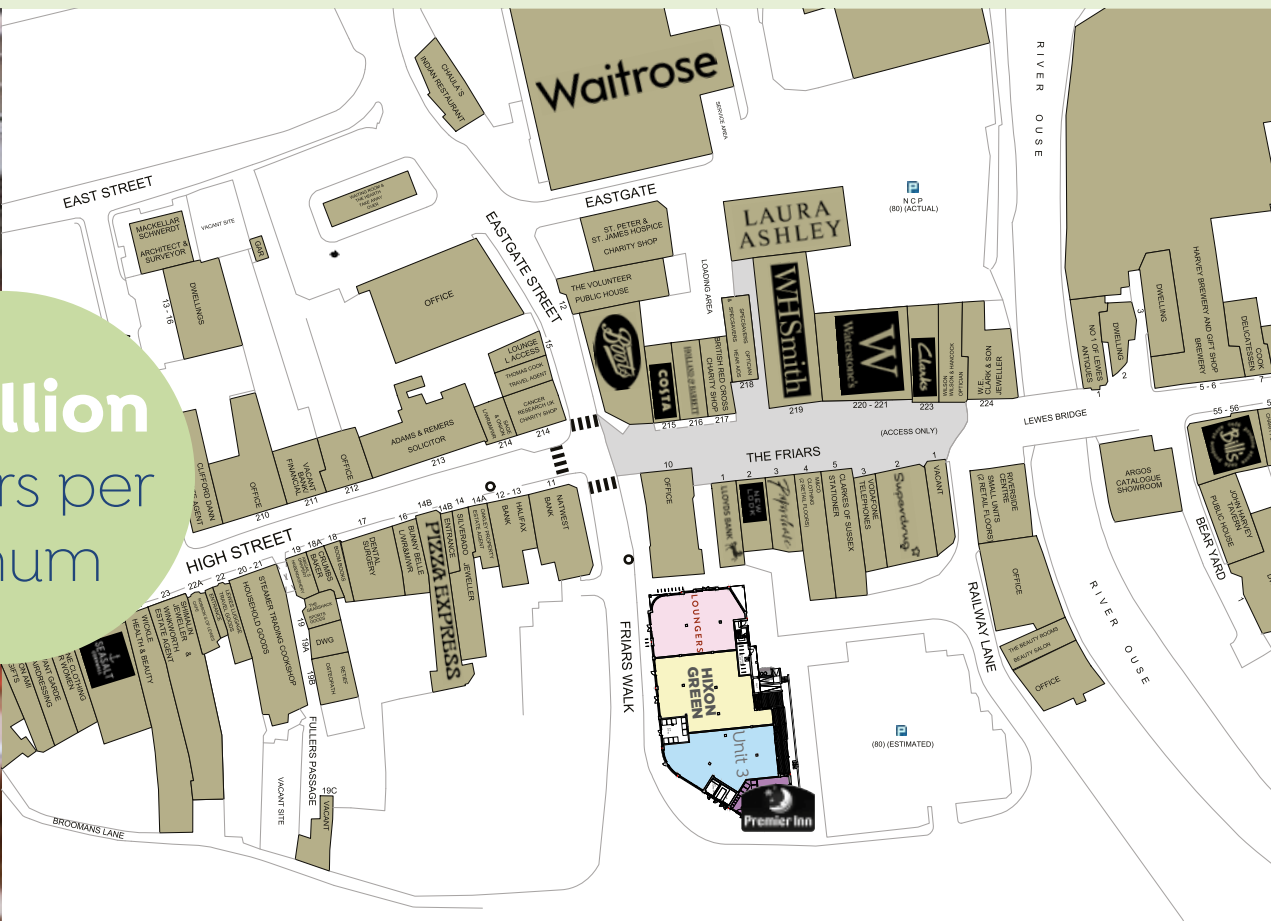
UNIT 3

301m²
3240ft²





3 million
visitors per
annum



Local Consumer Profile

Lewes benefits from a greater than average proportion of the following Mosaic Consumer Classifications:

| Mosaic Consumer Classification | Lewes Urban Area % | GB % |
|--------------------------------|--------------------|--------|
| Symbols of Success | 17.76% | 9.7% |
| Suburban Comfort | 16.21% | 14.69% |
| Grey Perspectives | 23.95% | 7.36% |

Source: Focus

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. Leisure occupiers include: Caffè Nero, Pizza Express, Bill's and ASK Italian.





6.5
miles from
Brighton



friars
court

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Terms:

Unit 3, the last remaining unit, is available by way of new 20 year effectively full repairing and insuring leases at a commencing rental based on £25 per sq ft per annum.

Planning:

The premises benefit from a planning consent permitting all retail uses including A3 restaurant.

Rates:

The premises are yet to be assessed for rating purposes, however we would suggest that incoming occupiers makes their own enquiries with the Local Rating Authority.

EPC: The units within Friars Court have the following EPC assessments:

Unit 3 - Category A

Lewes
district has
approximately
£90m
visitor spend
per year

Further information:



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