

**LAST UNIT  
REMAINING**

# friars court

**LEWES | BN7 2PG**

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  
**AQUA**

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

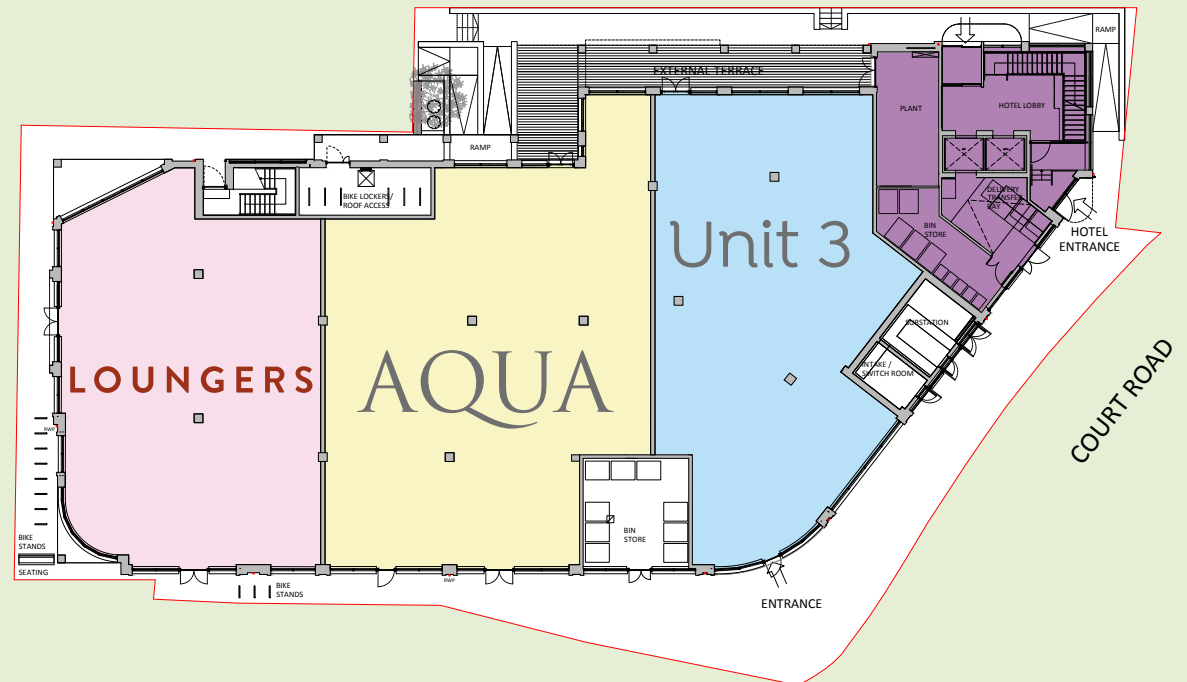
Let to Loungers

## UNIT 2

Let to Aqua

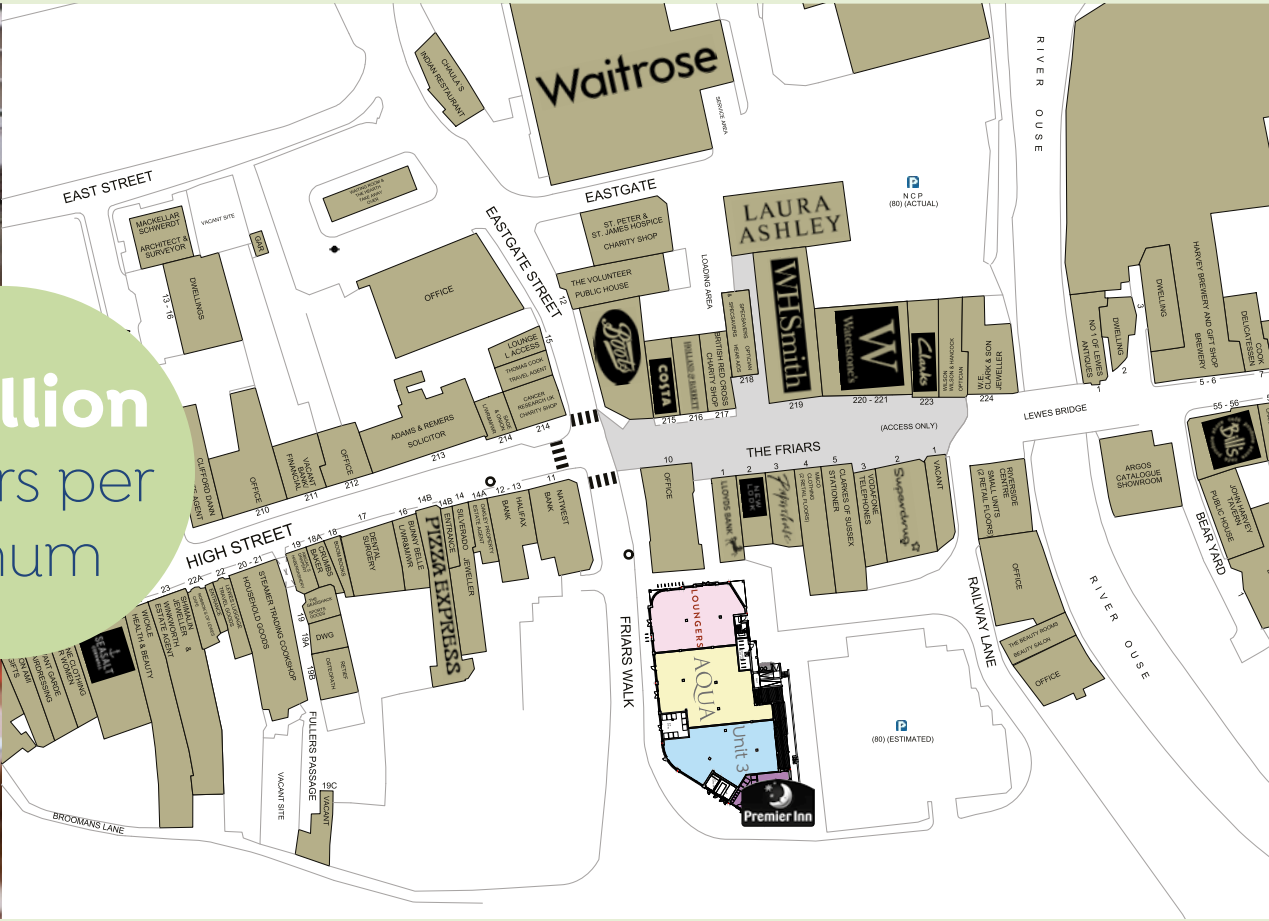
## UNIT 3

301m<sup>2</sup>  
3240ft<sup>2</sup>





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  
LEWES | BN7 2PG

**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:**



**0121 454 4004**

**Andrew Benson**  
T: 0121 410 5546  
E: andrew.benson@wrightsilverwood.co.uk



**Chris O'Mahony**  
T: 0117 910 2204  
E: comahony@savills.com



**Steven Harvey**  
T: 01273 645772  
E: steven@oakleyproperty.



**Important notice - Subject to Contract**

Savills and Wright Silverwood and their clients give notice that:  
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.  
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. December 2016