



Freehold Investment For Sale – Income Producing & Prime Location

44 High Street
Lewes, BN7 2DD

Class E Retail / Leisure

FOR SALE

3,041 sq ft
(282.52 sq m)

- Freehold commercial investment
- Located in a prime position on the High Street in Lewes
- Income producing - £30,000 pa
- 15 year lease from 2019
- Next rent review 2029
- Large retail space with approx. depth of 26m

Summary

Available Size	3,041 sq ft
Price	Offers in excess of £450,000
Rateable Value	£44,000
Legal Fees	Each party to bear their own costs
EPC Rating	D (84)

Description

A Grade II listed mid-terraced property with accommodation arranged on four floors. The building dates from 1613 and a pharmacy has been known to operate from the premises since at least 1887, and most likely earlier.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor Sales Area (depth 26.12m)	1,652	153.48
First Floor Staff Room and Storage	575	53.42
Second Floor Storage	315	29.26
Basement Storage	499	46.36
Total	3,041	282.52

Location

The building is situated in the heart of the County Town of Lewes and within the South Downs National Park. Many of the amenities of this historic town are within easy walking distance, including shops, restaurants, leisure amenities and cinema. Lewes Railway Station is five minutes' walk, with regular trains running to Brighton, London and along the south coast. Bus services are nearby and main road links are easily accessible.

Terms

Offers are invited in excess of £450,000 for the freehold interest of the property (subject to existing tenancies).

Tenancy Details

Let on a full repairing and insuring lease to H.A. Baker (Lewes) Limited for a term of 15 years from 1st August 2019, current rent is £30,000 per annum, subject to a rolling break clause, rent reviews every 5 years, upward only. A Schedule of Condition was prepared at the commencement of the lease. A copy of the lease is available on request.



Viewing & Further Information



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