

BRAND NEW RETAIL UNITS

1,105 – 2,800 sq. ft (102.7 – 260.2 sq. m)



Oakley

Your Sussex Property Expert

COMING
SOON



TO LET

The Crown, 191 High St, Lewes, BN7 2NP

- Newly refurbished
- Prime position
- Rear access
- New leases available
- Choice of 2 units
- Suit a variety of uses (STNC)

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LOCATION

Lewes is the county town of East Sussex, nestled within the Southdown's National Park, with a direct fast train service to London. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose, and Tesco, along with a variety of independent medieval and Georgian high street shops. Additionally, Lewes offers a wide range of popular cafés, old inns, and restaurants as well as a farmer's market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approximately 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike are all within easy walking distance of the property. Highly regarded primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN7 2NP.

DESCRIPTION

This, early 17th Century and Grade II listed building, former coaching Inn which was recently used as a bar and hotel has now been transformed to create two ground floor and basement commercial units. The Crown Inn has been extensively refurbished and now offers two units which are located on a prime position on the High Street. Both will be offered in shell condition and will suit a variety of uses (subject to necessary consent). In addition, the units benefit from rear access from Market Lane, via a shared courtyard.

TENURE

Both units are available on a new lease for a term to be agreed.

ACCOMMODATION

The accommodation briefly comprises:

	<i>SQ.FT</i>	<i>SQ.M</i>
<i>Unit 1 - Ground Floor and Basement</i>	<i>1,695</i>	<i>157.5</i>
<i>Unit 2 - Ground Floor and Basement</i>	<i>1,105</i>	<i>102.7</i>
Total	2,800	260.2

Please see floor plans overleaf.

RENT

Unit 1: £45,000 per annum, exclusive of rates.

Unit 2: £30,000 per annum, exclusive of rates.

BUSINESS RATES

To be assessed.

ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of E - 109.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Commercial.



Leigh Doherty

01273 627 411

leigh@oakleyproperty.com



Steven Harvey

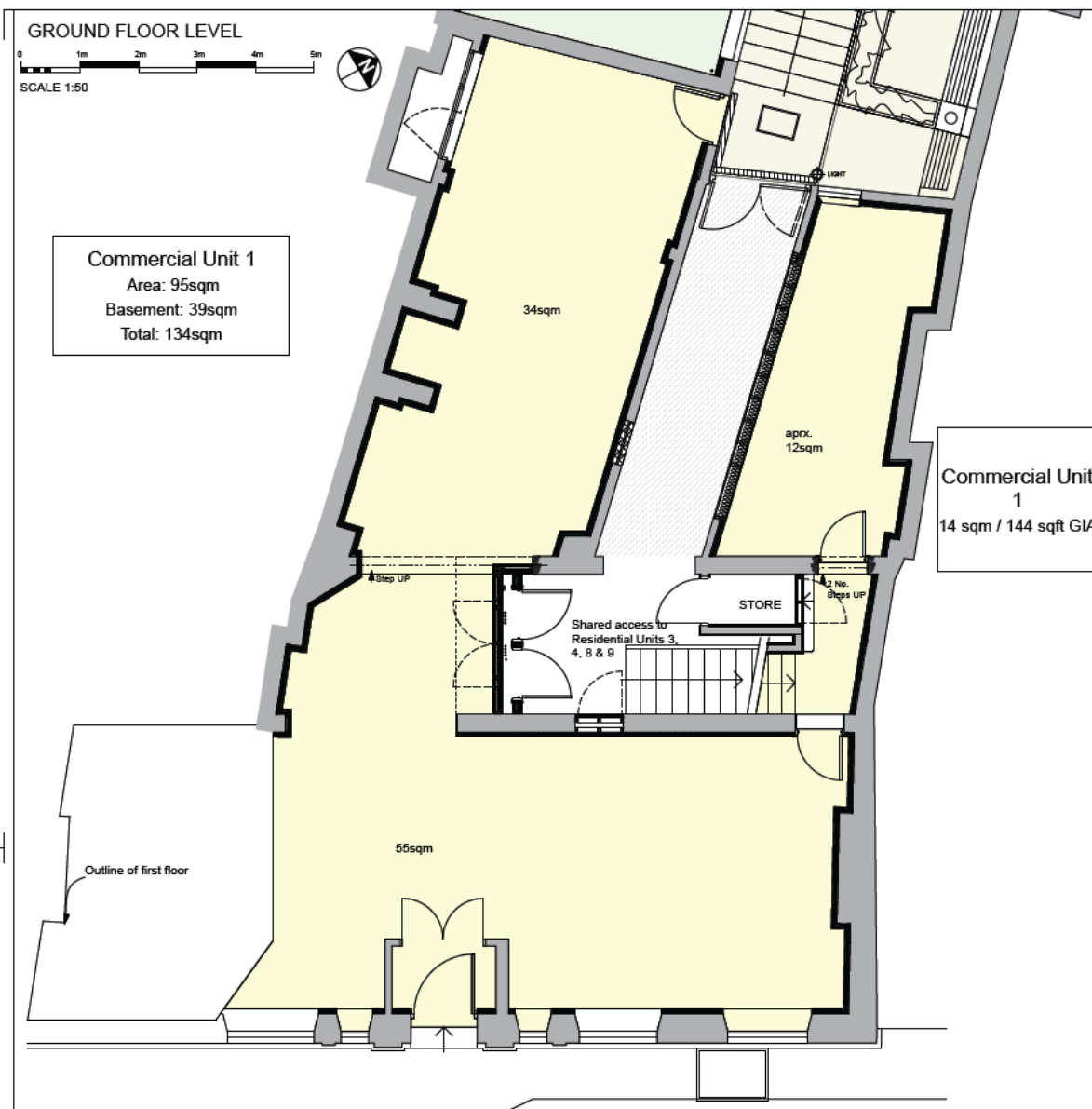
01273 645772

steven@oakleyproperty.com

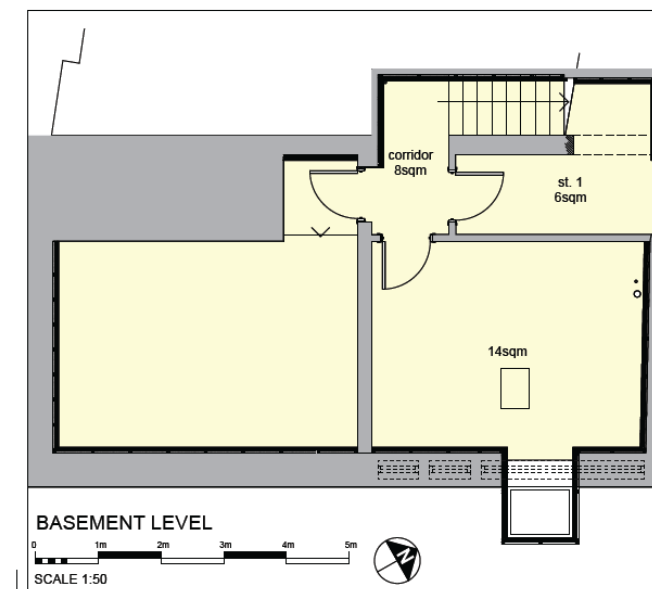
Main switchboard: 01273 688882

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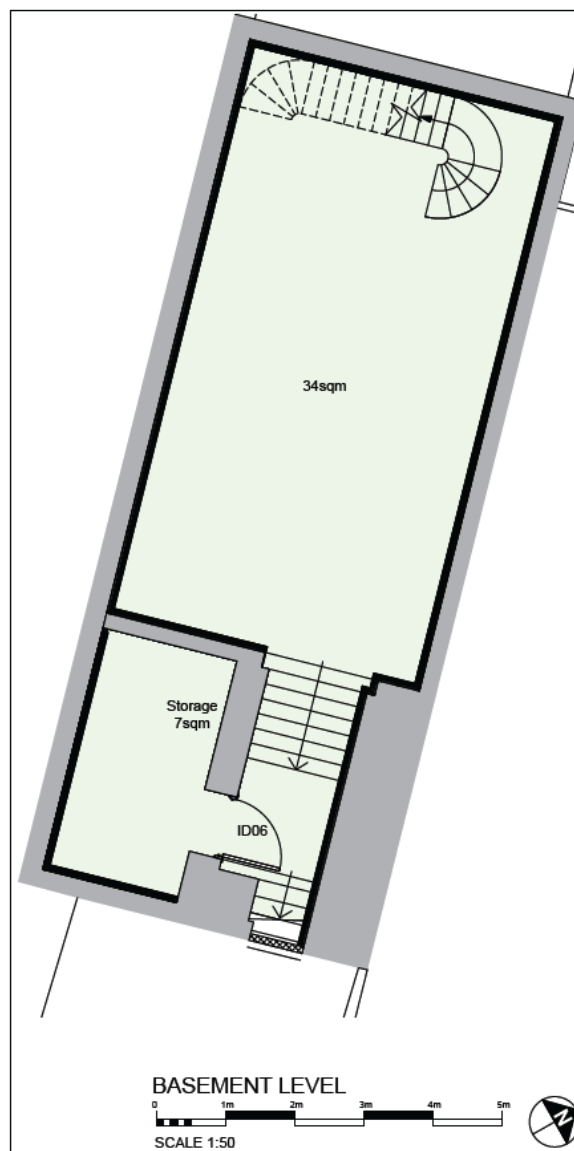
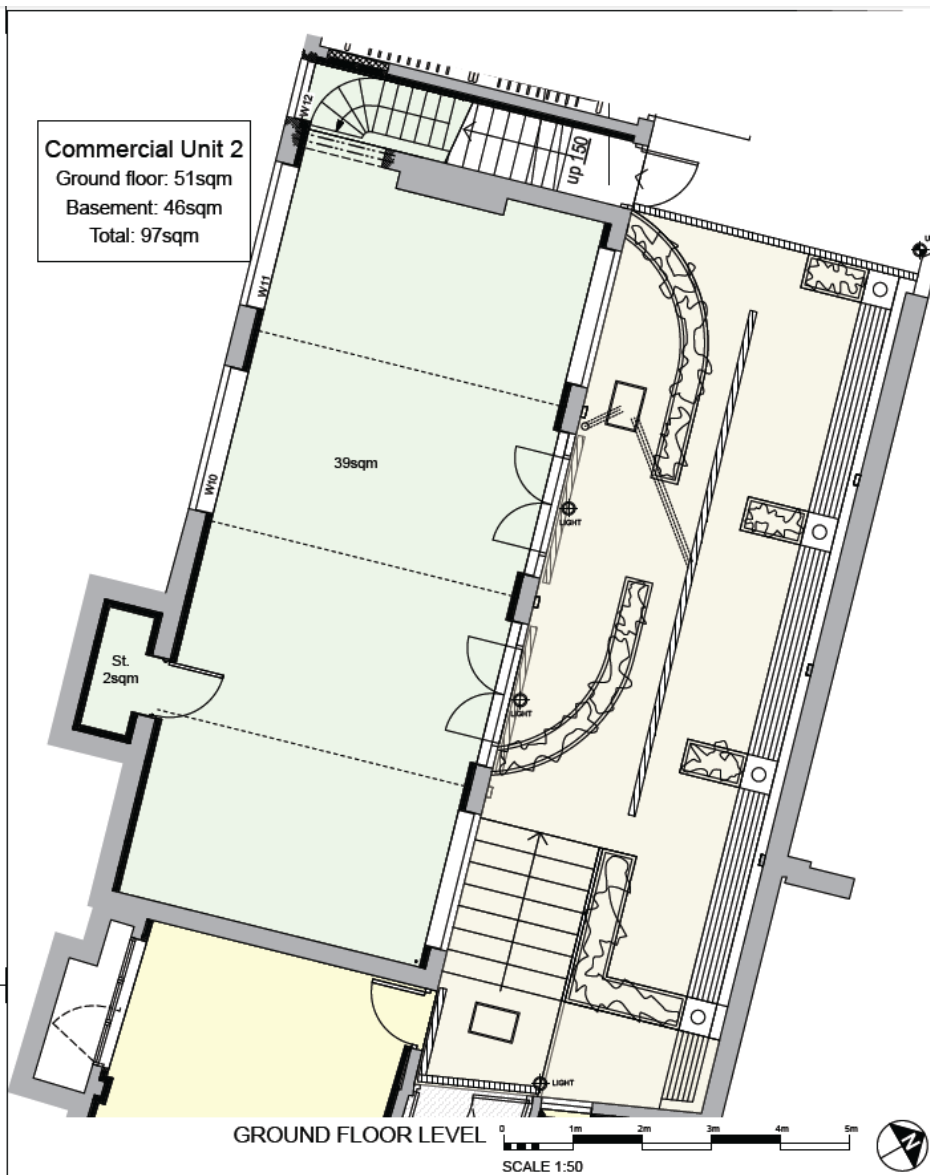


Commercial Unit 1 NOT TO SCALE

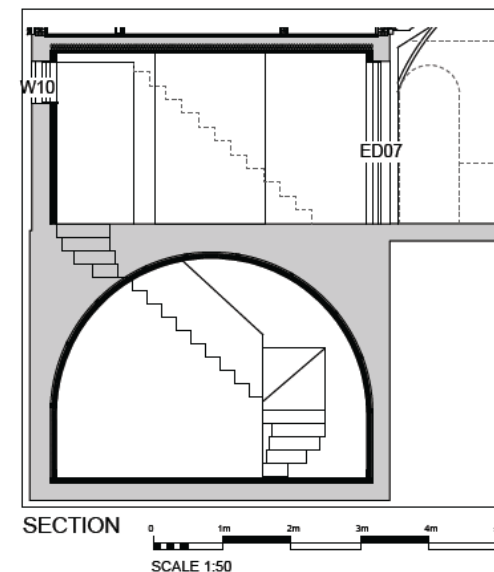


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Commercial Unit 2
NOT TO SCALE



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