



Unit 2 (accessed via Market Lane)
191 High Street, Lewes, East Sussex BN7 2NP

TO LET / FOR SALE

BRAND NEW RETAIL UNITS

Arranged over ground and lower ground floor. Size 97 sq m (1,044 sq ft)

Key Features:

- Ideal office in quiet set back location in heart of town
- Newly refurbished unit in attractive period building with ornate details
- Accessed from attractive secure courtyard
- To Let £22,500 per annum
- For Sale £250,000
- Suit a variety of uses (STNC)





Location

The property is situated on High Street in the centre of Lewes, but this unit is accessed to the rear via Market Lane. Lewes is a busy and affluent market town with a population of approx. 17,000, located some 9 miles north east of Brighton on the A27 trunk road.

Accommodation

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. Unit 2 is offered in shell condition and will suit a variety of uses (subject to necessary consent).

The units are arranged over the ground and lower ground floors.

The property has the following approximate **Net Internal Areas (NIA)**:

| Units | Sq Ft | Sq M |
|-------|-------------|---------|
| 2 | 1,044 sq ft | 97 sq m |

EPC

We understand the property to have an EPC rating of E(109).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The unit is available to let by way of a new full repairing and insuring lease for a term to be agreed with unit 2 at a rental of £22,500 exclusive of rates, building insurance, service charge, heating, lighting etc, or a new 999 year lease at £250,000.

Business Rates

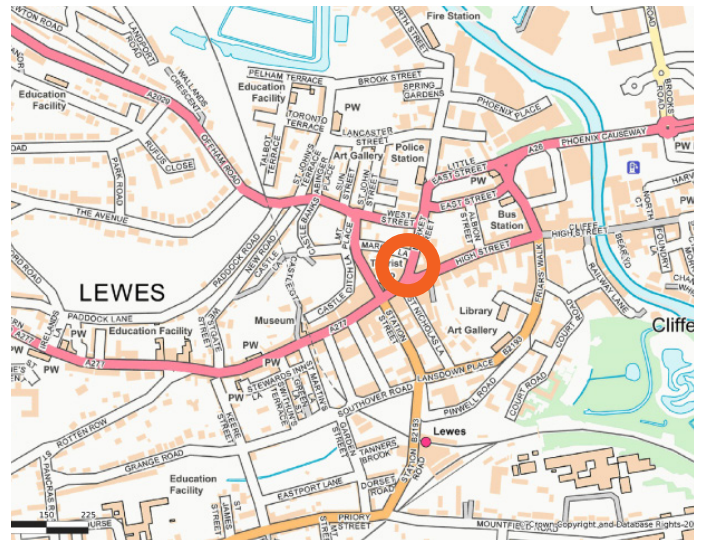
Rateable Value (2017): £TBC

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

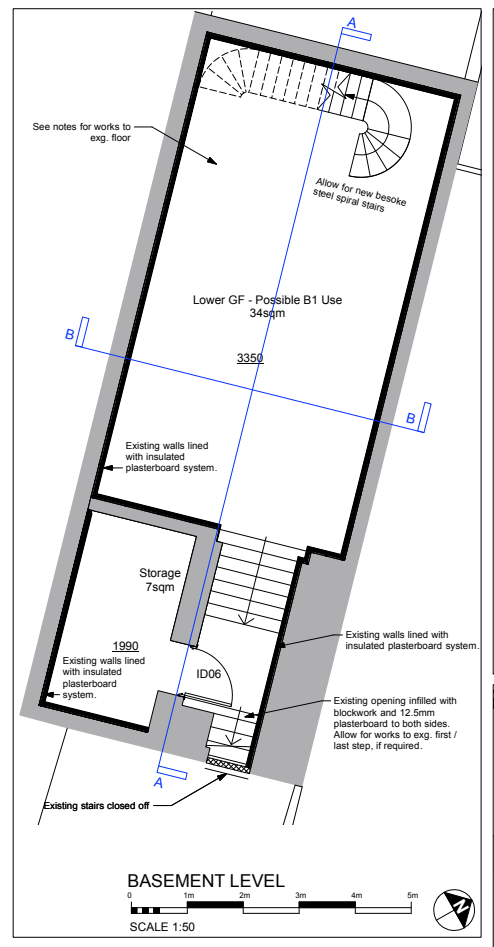
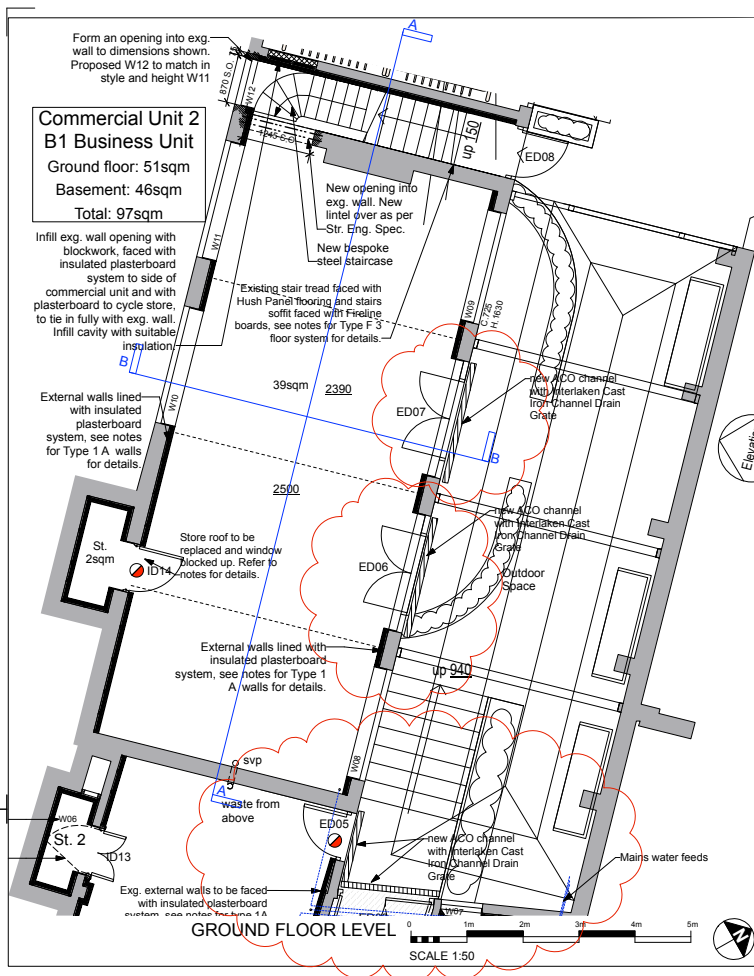
Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.





Unit 2 Floor Plans





Unit 2

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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the joint agents Flude Property Consultants or Oakley Commercial.

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August 2021



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH