

# TOWN CENTRE RETAIL UNIT

546 sq ft (50.71 sqm)



**Oakley**

Your Sussex Property Expert



## 16 High Street, Lewes BN7 2LN

- Prime location in town centre
- Excellent condition
- Well located close to pedestrianised area
- Nearby occupiers include Gails & Boots

**TO LET**

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## LOCATION

Lewes is the county town of East Sussex, nestled within the Southdowns National Park, with a direct fast train service to London. The town offers an excellent range of shops including two 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 farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approximately 4 miles from Lewes.

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

## DESCRIPTION

The premises comprise a well-presented ground floor retail unit, with additional store and WC to the rear. The property features wooden flooring throughout, part LED lighting, store and WC. The unit is situated in a prime location near the pedestrianised area of the town with surrounding occupiers including local businesses as well as national operators.

## ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
<i>Ground Floor Retail</i>	<i>515</i>	<i>47.86</i>
<i>Store</i>	<i>31</i>	<i>2.85</i>
<b><i>Total accommodation</i></b>	<b><i>546</i></b>	<b><i>50.71</i></b>

## LEASE TERMS

The premises are available to let by way of a new lease on terms to be agreed.

## RENT

£25,000 per annum exclusive.

## VAT

VAT not applicable on the rent.

## USE / PLANNING

We understand the premises fall within the new use class (Sept 2020) 'E'. The tenant is to make their own enquiries to ensure their use falls within this use class.

## BUSINESS RATES

The Rateable Value for the financial year 2026-2027 provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £22,500.

For more information on Rates Payable and the various multipliers now available, please see below: <https://www.gov.uk/introduction-to-business-rates>

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is C-60.

## LEGAL FEES

Each party is responsible for their own legal fees.

## VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



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All images, maps, plans and boundaries are for reference purposes and not to scale.

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