

PROMINENT HIGH STREET INVESTMENT

1,070 sq. ft (99.49 sq. m)



Oakley

Your Sussex Property Expert



28 High Street, Lewes BN7 2LU

- Affluent market town
- Commercial element let at £25,000 per annum
- Ground Rent income from three flats on upper parts

FOR SALE

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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.

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

DESCRIPTION

The premises comprise of a ground and lower ground floor shop and rear patio area which are currently occupied by Value Home Supplies UK Ltd on a 7-year lease from 2024 and paying £25,000 per annum. There is a tenant only break option at the expiry of the 3rd anniversary of the term. The lease is included within the security of the 1954 Landlord and Tenant Act. The upper parts consist of three residential flats, all of which have been sold off on long leases and producing a total of £450 per annum in ground rents.

ACCOMMODATION

The accommodation briefly comprises:

	<i>SQ.FT</i>	<i>SQ.M</i>
<i>Retail</i>	<i>1,070</i>	<i>99.49</i>
<i>3 x flats - unmeasured</i>	-	-

TENURE

The premises are available to purchase on a freehold basis.

PRICE

£350,000 exclusive.

USE

We understand the property has the use class 'A1' of the Town and Country Planning Act 1987, however this now falls under the category 'E', but we advise any potential tenant to liaise with the local planning authority.

BUSINESS RATES

The Rateable Value of the commercial units, provided by the Valuation Office Agency www.voa.gov.uk is £22,250.

The Small Business Rate for the financial year (2025/26) is 49.9p in the £ making the Rates payable approx. £11,102.75.

ENERGY PERFORMANCE CERTIFICATE

The commercial unit has an EPC rating of C - 72.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.

CONTACT



James Hamblyn

01273 627 411

james.hamblyn@oakleyproperty.com



David Marsh

01273 054 583

david.marsh@oakleyproperty.com

Main switchboard: 01273 688 882

www.oakleyproperty.com

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