

# INVESTMENT FOR SALE

1,149 sq. ft (106.74 sq. m)



**Oakley**

Your Sussex Property Expert



## Crown House, 4 Market Lane, Lewes, East Sussex BN7 2NT

- Fully let investment
- Freehold
- Located close to Lewes High Street
- Income producing - £23,874 per annum from two tenants

**FOR SALE**

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## LOCATION

Lewes is the county town of East Sussex, nestled within the South Downs 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 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 and third Saturdays of every month.

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

## DESCRIPTION

The premises comprise a single storey end of terrace property which adjoins the Needlemakers Building, situated only a short walk from High Street. The property internally is currently laid out as two separate units with the eastern side being predominantly retail/showroom with ancillary office, kitchenette and WC. On the western side the accommodation is set out as office space with kitchenette and WC.

## ACCOMMODATION

The accommodation briefly comprises:

|                            | SQ.FT        | SQ.M          |
|----------------------------|--------------|---------------|
| <i>Unit 1 (Eastern)</i>    | <i>802</i>   | <i>74.51</i>  |
| <i>Unit 2 (Western)</i>    | <i>347</i>   | <i>32.24</i>  |
| <b>Total Accommodation</b> | <b>1,149</b> | <b>106.75</b> |

## TENURE

The unit is available to purchase on a freehold basis.

## PRICE

£340,000.

## VAT

VAT is 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.

## ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of C-61.

## LEGAL FEES

Each party is responsible for their own legal fees.

## BUSINESS RATES

The Rateable Values for the financial year 2026-2027 provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) are: Eastern - £12,750; Western - £4,350.

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

## 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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