

SUBSTANTIAL FREEHOLD BUILDING - FOR OCCUPIERS AND/OR DEVELOPERS

8,284sq. ft (GIA) - former Auction House - with PP for conversion to 5 flats + commercial space



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7-9 West Street, Lewes BN7 2NJ

- Substantial former auction house with clock tower
- PP for 5 flats (C3) + Class E unit
- Onsite parking at rear
- Suitable for a variety of uses or further conversion (STP)
- Grade II listed
- Central Lewes location

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 Saturday of every month.

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

DESCRIPTION

This attractive Grade II listed property is believed to have been constructed in the early 20th century, by the Lewes Co Operative Society and was used originally as a retail store with offices. The building comprises traditional building materials and includes a feature clock tower on the southern elevation.

Wallis & Wallis acquired the building in the 1980s and used it as an Auction House successfully until its recent relocation. It comprises a mix of areas over basement and two upper floors including the large ground floor auction room, additional vaulted showrooms with wooden feature staircases, offices (with spiral staircase), large secure basement, WC's and kitchen with serving hatch. The building has a wealth of original features throughout.

The space within the property lends itself to a variety of potential uses, subject to any necessary consents.

A separate piece of land in Edward Street behind the main building, included within the title, provides car spaces for 4-8 vehicles.

Existing floor plans are shown overleaf.

PLANNING

The property has been in continuous use by the current owners since the 1980s. It is believed that the current use of the property as an auction house is Sui Generis use, meaning that other uses may require a change of use. Purchasers must satisfy themselves in this regard.

The property is located within the Lewes Conservation Area and the South Downs National Park.

REDEVELOPMENT PLANS

Planning was obtained in October 2025 under application number **SDNP/24/05164/LIS** for "Change of use to Grade II listed auction house (Sui Generis) to part commercial ground floor unit (Class E) and part 5no flats (Class C3) with associated parking".

This consent allows the property to be transformed into five flats, with a communal roof garden area, parking area to the rear, together with a ground floor commercial unit with large basement area. Floor plans and an accommodation schedule are shown overleaf.

A Section 106 agreement has been completed, and this provides that one flat (flat 3) must be provided as a discount market unit and sold at 70% of open market value, with an eligibility system in place, to promote a sale to locally connected buyers. Further details available.

A set of drawings showing the proposed changes to the property are on the following pages.

The consented scheme is one way of dividing the property, but alternative schemes may also be possible (subject to any necessary consents).

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CIL PAYMENT

We understand that there is a CIL liability of £4,360.94 payable if the proposed development is implemented.

SECTION 106 AGREEMENT

The 106 agreement confirms that one flat (flat 3) must be provided as a discount market unit and sold at 70% of open market value with an eligibility system in place, to promote a sale to locally connected buyers. Further details available. A copy is available in the data room.

VAT

VAT is not to be charged on the sale price.

FLOORPLANS

A selection of the existing and approved floor plans are shown overleaf. Further plans are available within the data room.

TENURE

Freehold with vacant possession on completion.

PRICE

Guide price - **£950,000.**

BASIS OF OFFER

Offers are invited for the freehold interest with vacant possession on an unconditional basis.

LEGAL COSTS

Each party will be responsible for their own legal costs.

BUSINESS RATES

The Rateable Value for the financial year 2026-2027 provided by the Valuation Office Agency www.voa.gov.uk is £30,500 for the property.

For more information on Rates Payable, and the various multipliers now available, please see: [Estimate your business rates - GOV.UK](https://www.gov.uk/guidance/estimate-your-business-rates)

EPC

The EPC rating is D-88.

ANTI - MONEY LAUNDERING REGULATIONS 2017

We are required by Law to undertake AML checks on all prospective purchasers, to include ID & proof of address checks. We will also require proof of funds sufficient to trace source of funds. Where a purchaser is a company, we require company structure and checks for majority shareholders. Further information can be provided on request.

DATA ROOM

A data room is available by emailing steven@oakleyproperty.com or james.hamblyn@oakleyproperty.com

VIEWING ARRANGEMENTS - CONTACT AGENTS BELOW



Steven Harvey

01273 645 772

steven@oakleyproperty.com



James Hamblyn

01273 627 411

james.hamblyn@oakleyproperty.com



David Marsh

01273 054 583

david.marsh@oakleyproperty.com

Main switchboard: 01273 688 882

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EXISTING ACCOMMODATION SCHEDULE - NIA

| Floor | Description | Area sq. m | Area sq. ft |
|-------------------------------------|---|---------------|--------------|
| Lower Ground | Storage basement | 108.11 | 1,164 |
| Ground | Retail area, offices, stores, kitchen, WC block & meeting rooms | 262.82 | 2,829 |
| First | Meetings rooms, offices and stores | 143.07 | 1,540 |
| Total net internal floor area (NIA) | | <i>514.00</i> | <i>5,533</i> |

EXISTING ACCOMMODATION SCHEDULE - GIA

| Floor | Description | Area sq. m | Area sq. ft |
|----------------------------------|---|---------------|--------------|
| Basement | Store | 126.76 | 1,364 |
| Ground | Retail area, offices, stores, kitchen, WC block & meeting rooms | 344.03 | 3,703 |
| First | Meetings rooms, offices and stores | 194.61 | 2,095 |
| Second | Roof space, stores & mezzanines | 104.21 | 1,122 |
| Total Gross internal areas (GIA) | | <i>796.61</i> | <i>8,284</i> |

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PROPOSED RESIDENTIAL & COMMERCIAL ACCOMMODATION

| Floor | Description | Area sq. m | Area sq. ft |
|---|---------------------|---------------|--------------|
| Ground | Flat 1 - 2 bed flat | 110 | 1,184 |
| | Flat 2- 2 bed flat | 113 | 1,216 |
| | Flat 3 - 1 bed flat | 55 | 592 |
| First/Second | Flat 4 - 1 bed flat | 76.9 | 828 |
| | Flat 5 - 2 bed flat | 89.9 | 968 |
| Total Gross internal areas (GIA) | | 444.8 | 4,788 |
| Remaining Class E area | | | |
| Basement | Storage | 108.11 | 1,164 |
| Ground | Retail/Office | 76.43 | 822 |
| Total | | 184.54 | 1,986 |

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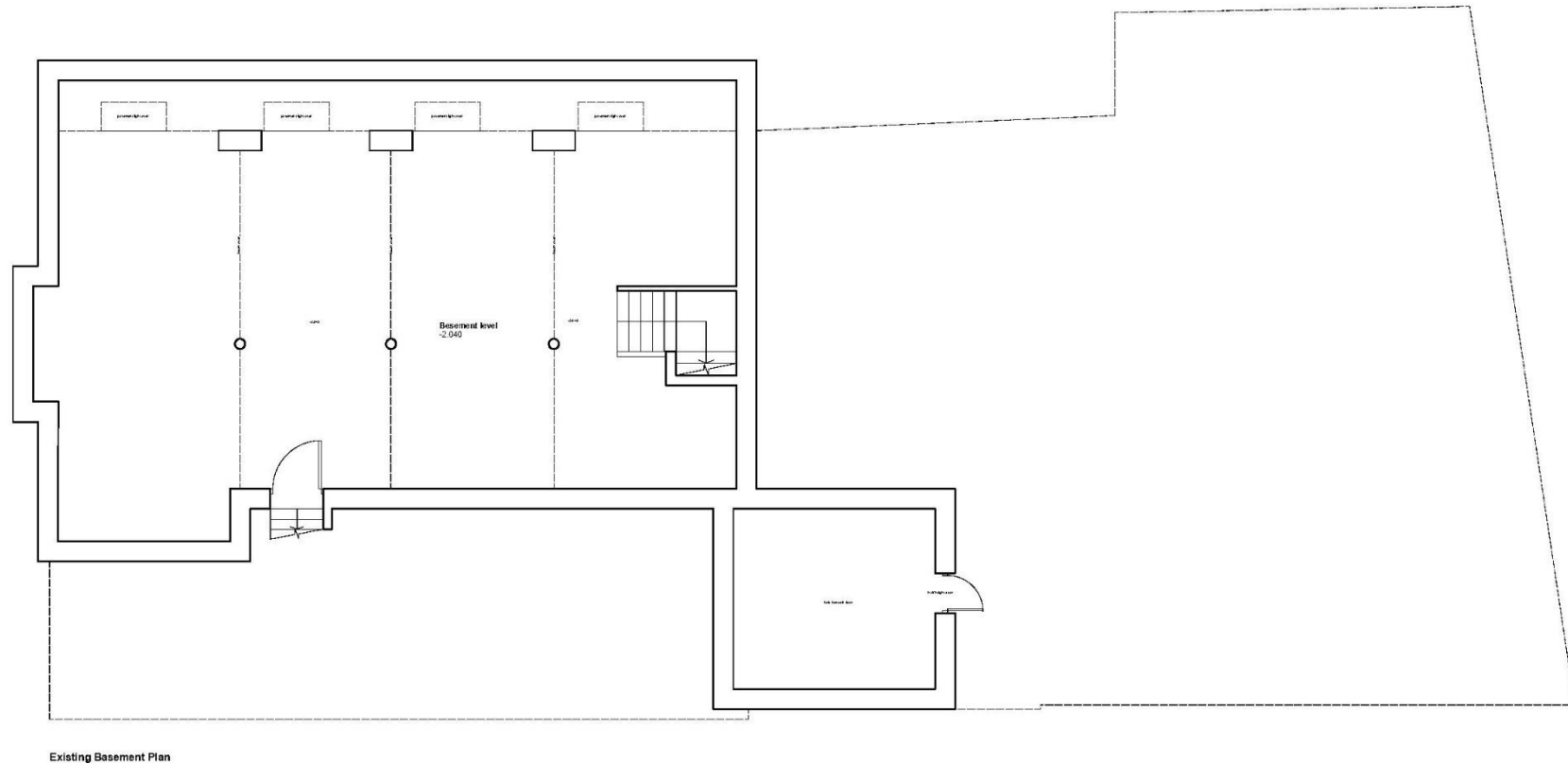
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EXISTING BASEMENT PLAN



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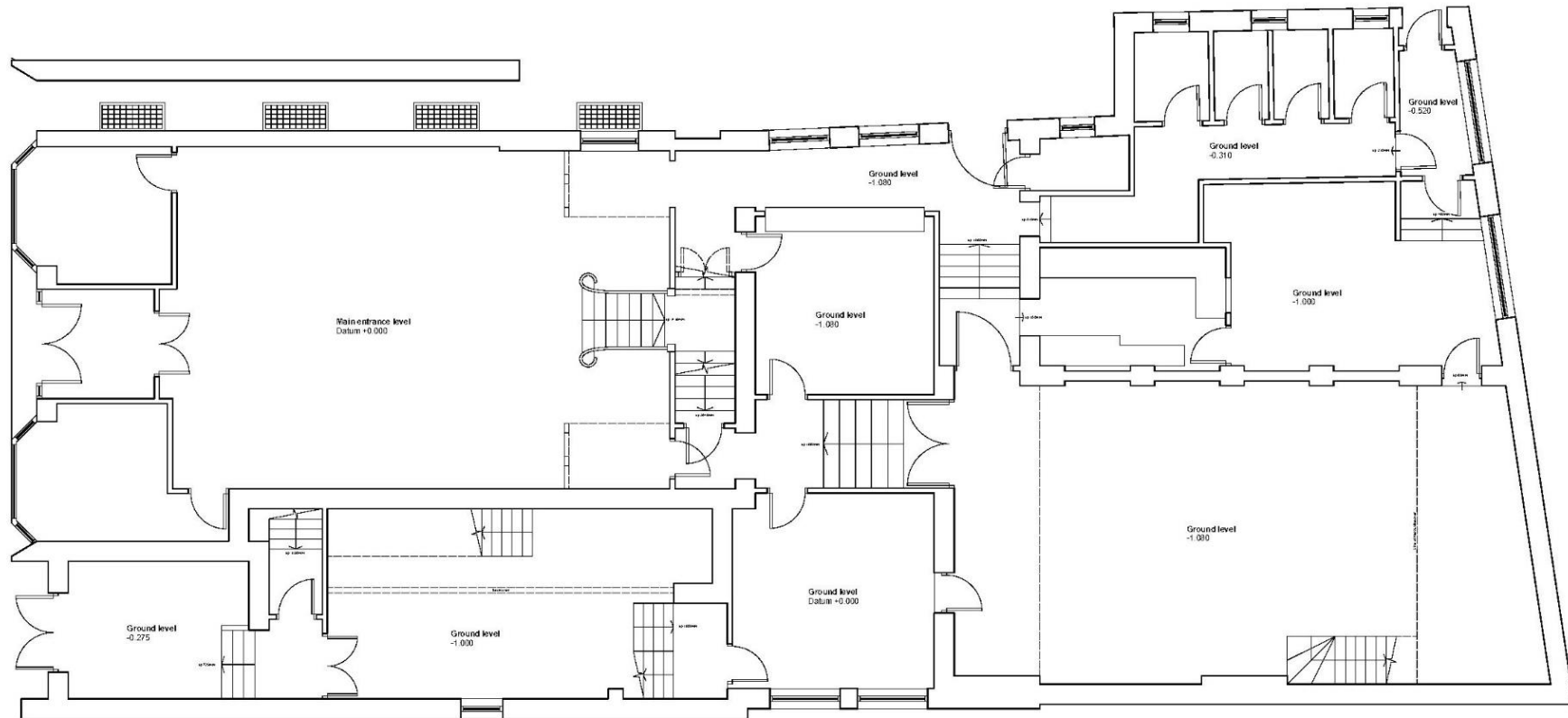
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EXISTING GROUND FLOOR PLAN



Existing Ground Floor Plan

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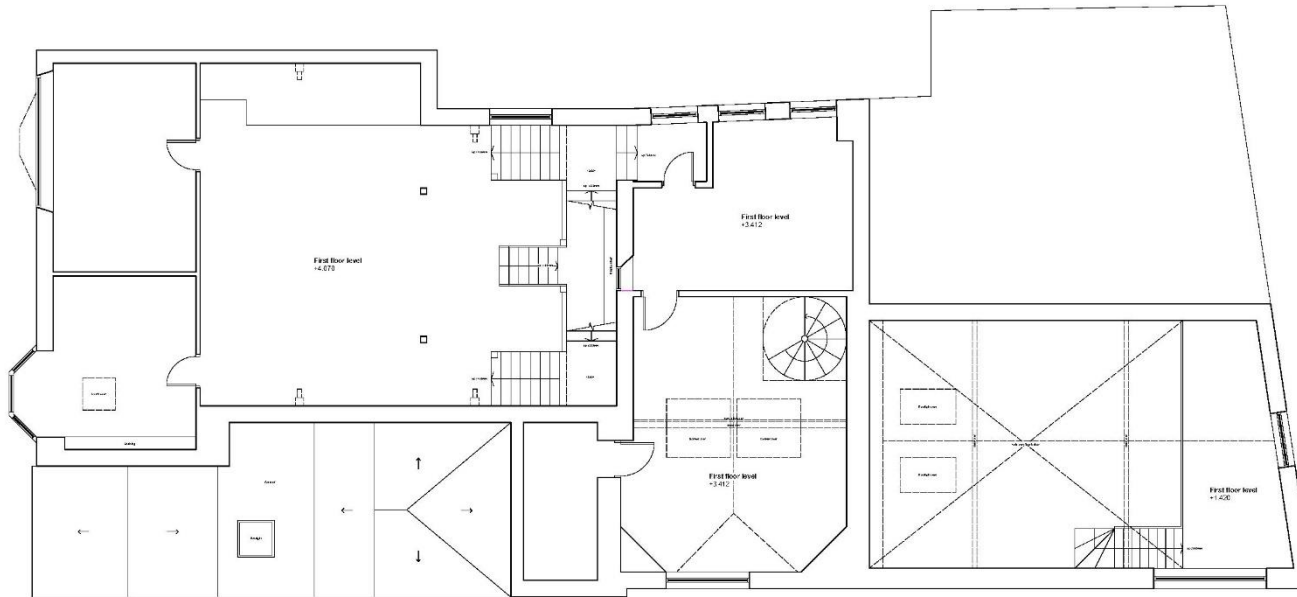
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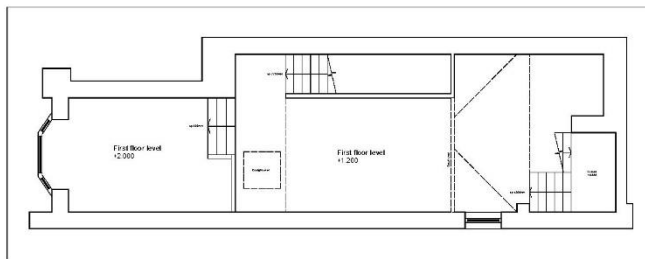


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EXISTING FIRST FLOOR PLAN



Existing First Floor Plan



First Floor Plan of Existing Extension

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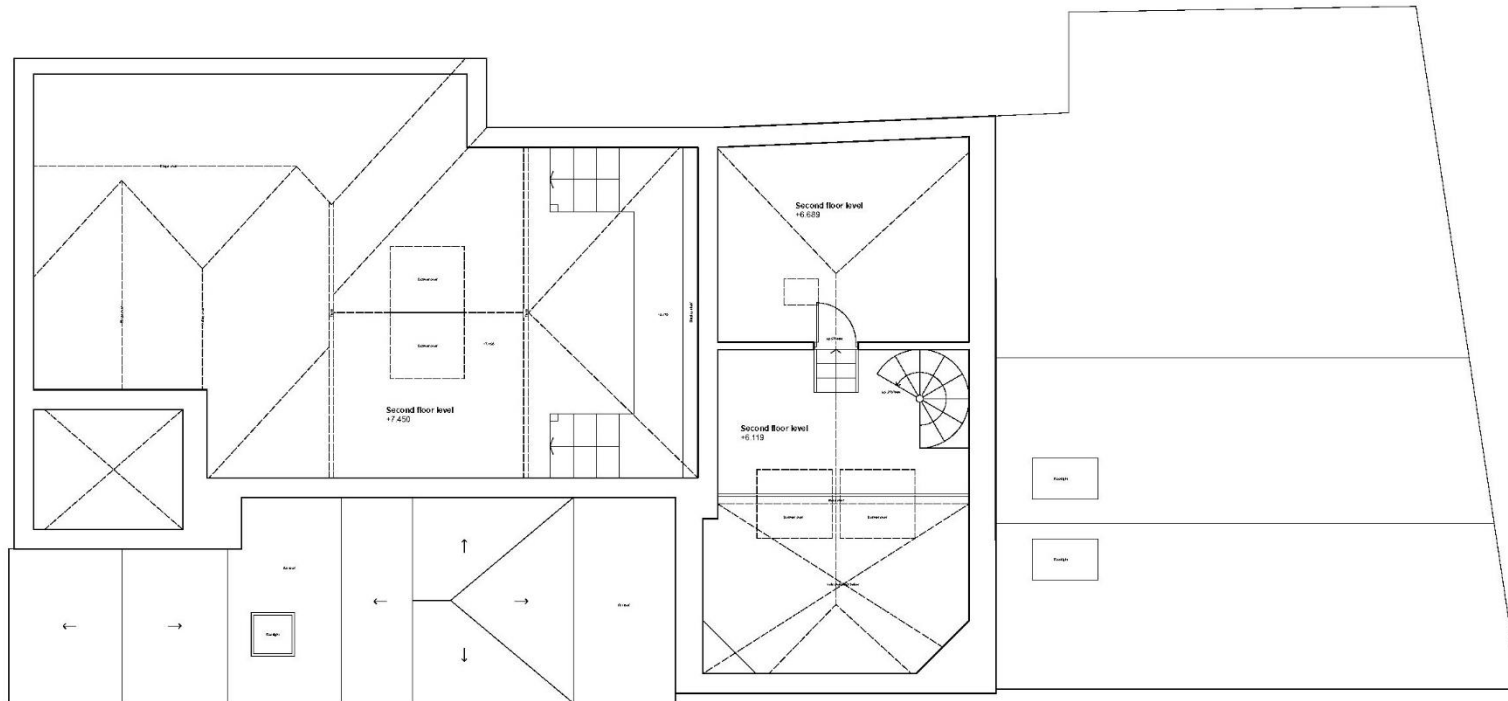
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EXISTING SECOND FLOOR PLAN



Existing Second Floor Plan

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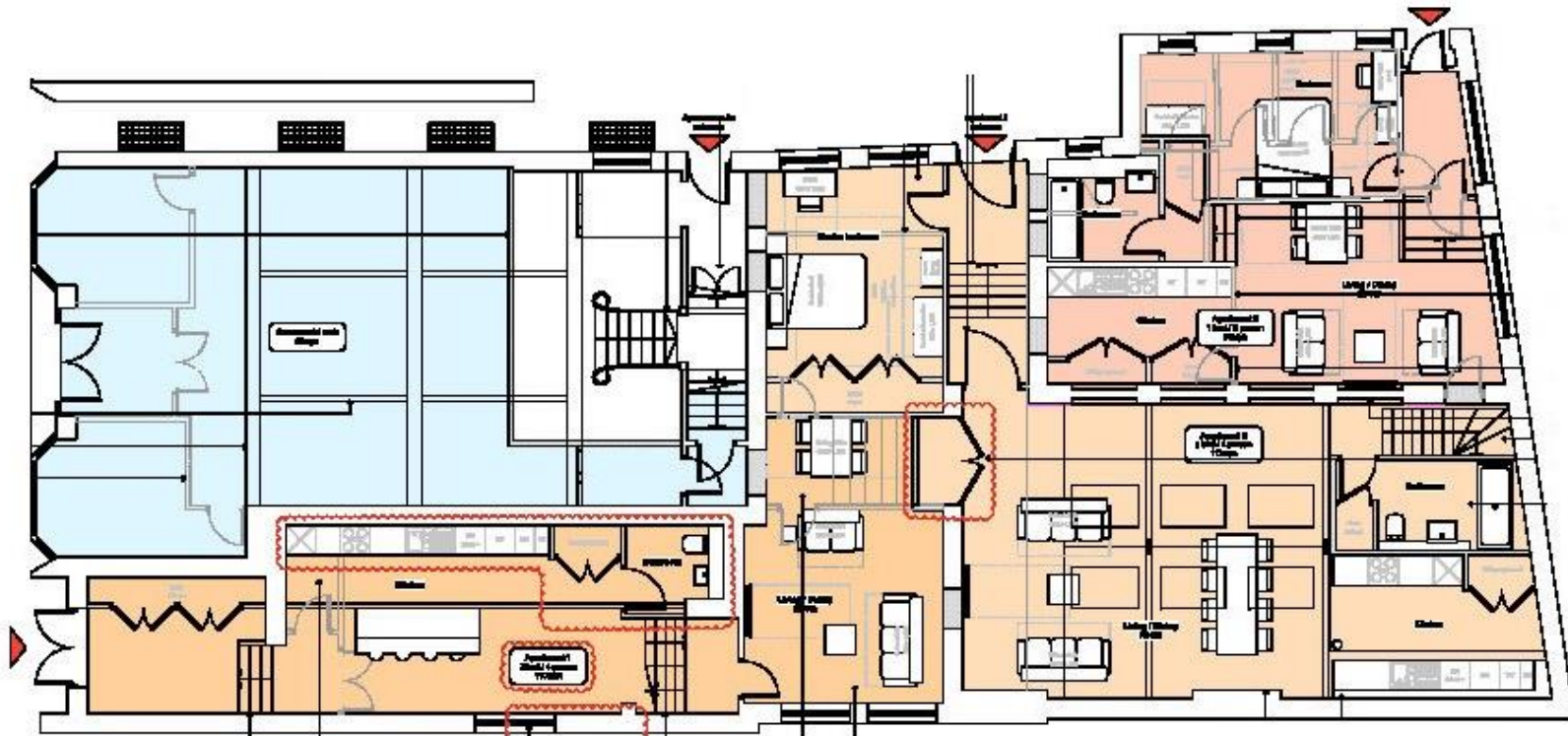
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PROPOSED GROUND FLOOR PLAN



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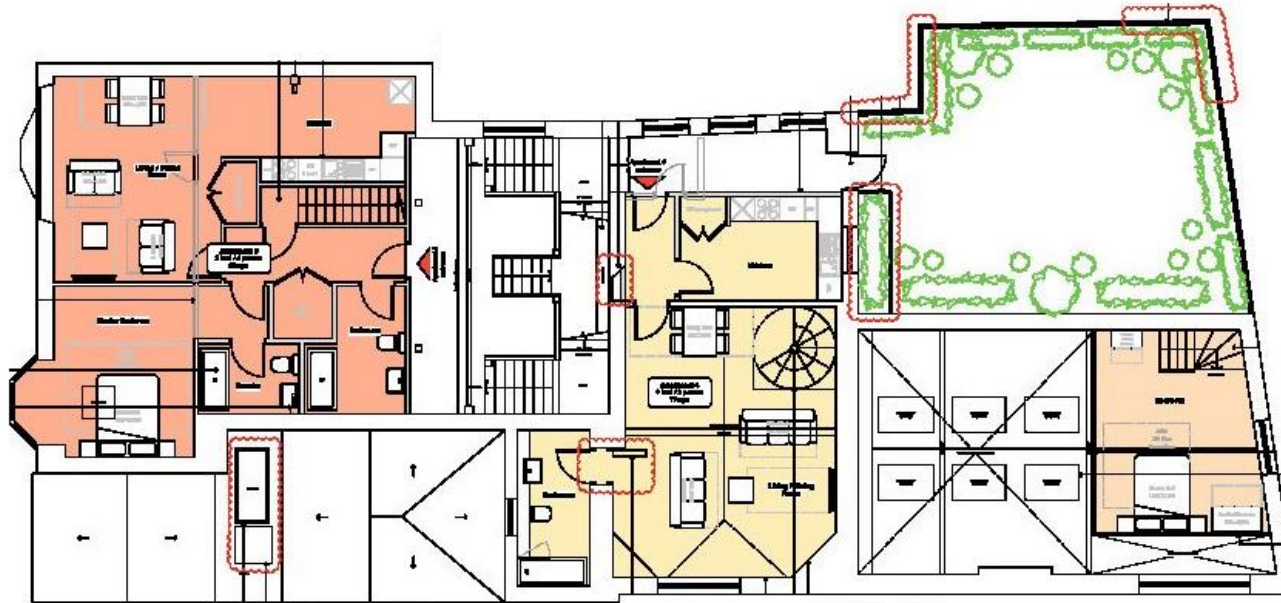
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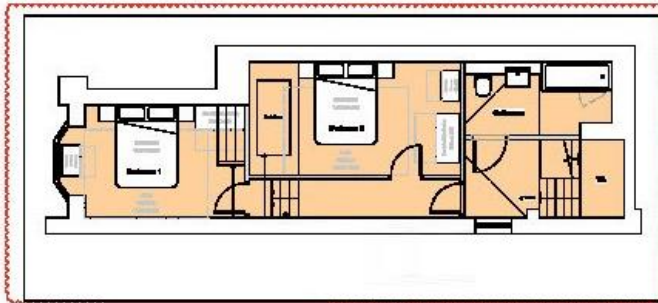


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PROPOSED FIRST FLOOR PLAN



Proposed First Floor Plan



First Floor Plan of Existing Buildings

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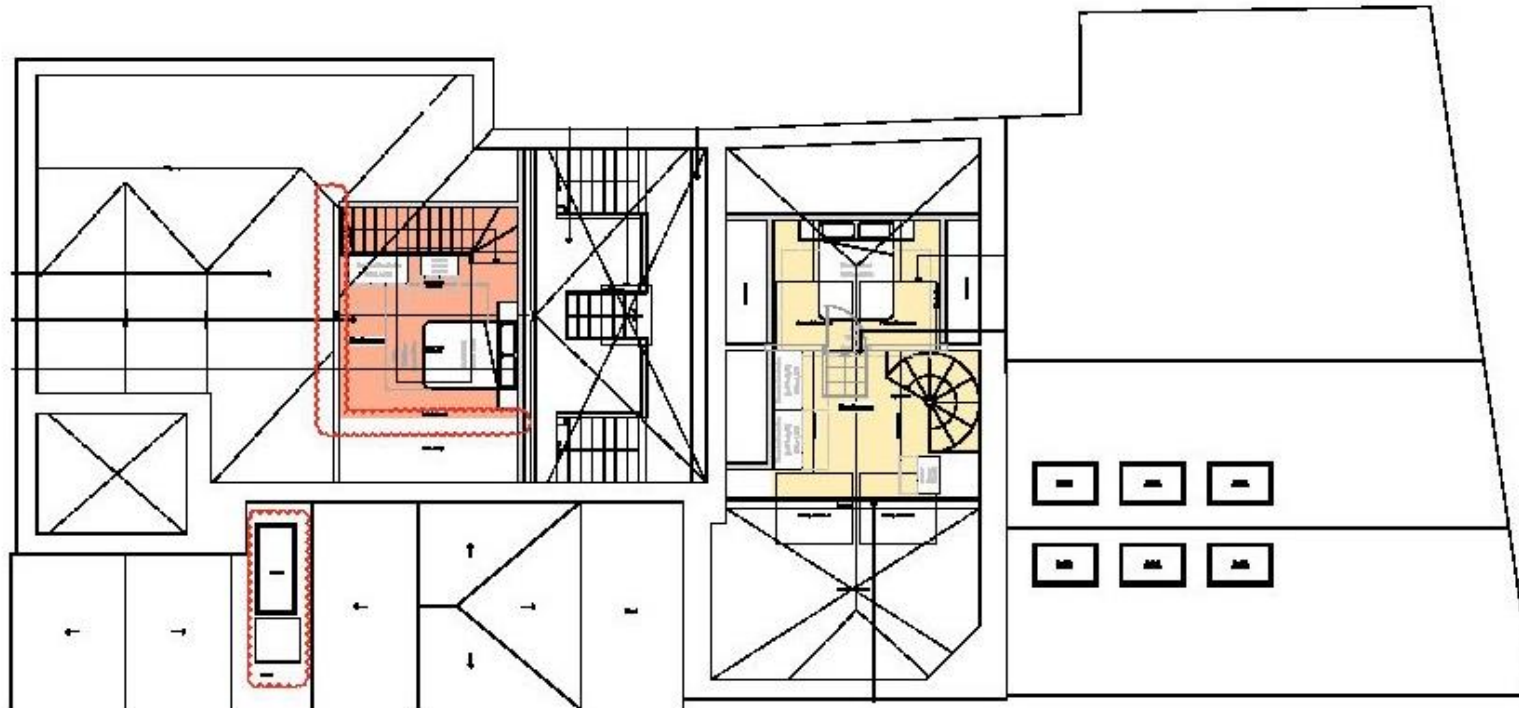
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PROPOSED SECOND FLOOR PLAN



Proposed Second Floor Plan

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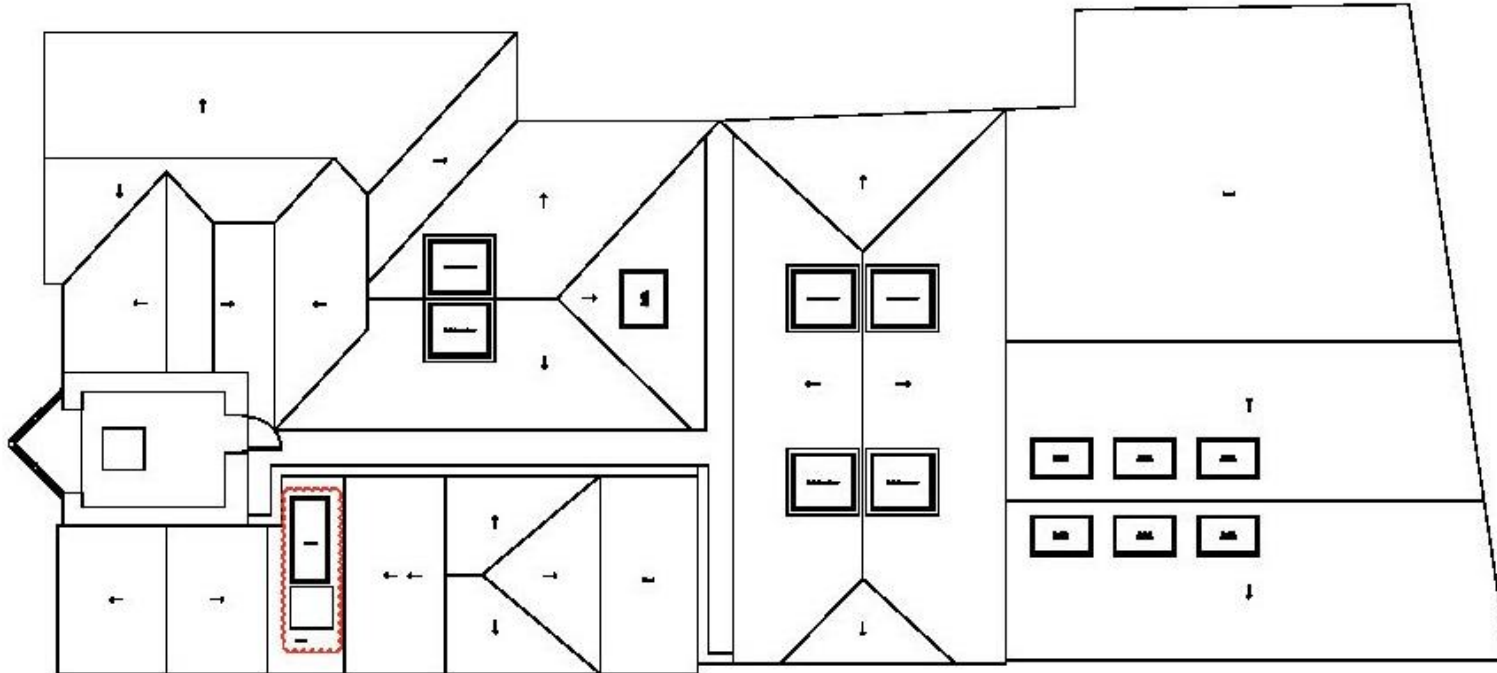
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PROPOSED ROOF PLAN



Proposed Roof Plan

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