



CHARLECOTE



PRIME CLASS E RETAIL UNIT
TO LET
20-21 HIGH STREET LEWES BN7 2LN

- New lease available from
- Offers in the region of £45,000 per annum
- Popular High Street location
- Sales area 152 sq m (1,636 sq ft).

AGENCY | LEASE ADVISORY | INVESTMENT | ACQUISITION | VALUATION



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LOCATION

Lewes is a historic and affluent East Sussex town located 8.7 miles (14 km) east of Brighton, 17 miles (27 km) north-west of Eastbourne and 24 miles (38 km) south-west of Tunbridge Wells. The town has a resident population of 16,070. Lewes District has a population of 100,263 (2021 Census).

The property occupies a prominent position on High Street on the main retailing pitch with many national and independent retailers.

Lewes rail station is 0.3 miles (7 mins walk) with trains to London Victoria (journey time 59 mins) and London Bridge (1 hour 7 mins) via Brighton (16 mins).

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



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DESCRIPTION

Prominent double fronted retail unit with recessed entrance and central display.

Internally the unit comprises a split level sales area and benefits from the following amenities:

Fully glazed frontage, wood floors, spot lighting, ceiling fans and timber panelling.

ACCOMMODATION	sq ft	sq m
Ground Floor Sales	1,636	152
Basement	271	25.2
Total	1,907	177.2
Net internal areas (NIA).		

TERMS

A new effective FRI lease on terms to be agreed.

RENT

Offers in the region of £45,000.

VAT

We are advised that the property is elected for VAT.

BUSINESS RATES

RV £63,000 UBR 48 p in the £ April 2026/27

EPC

Certificate No: 0732-0738-2129-1129-5006, rated 82 D, valid until 24th January 2028.

NEARBY OCCUPIERS

- Seasalt Cornwall
- Gails Bakery
- Boots
- Costa Coffee
- Flint Owl Bakery
- Bunny & Belle
- Oakley Property
- Sliverado
- Adams & Reemers
- Cancer Research UK
- Wickle





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PLANNING & WORKS

SDNP/22/01836/FUL Partial change of use of the ground floor from Class E to residential.

A dividing wall is to be erected at the rear of the ground floor unit (see plans below).

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.

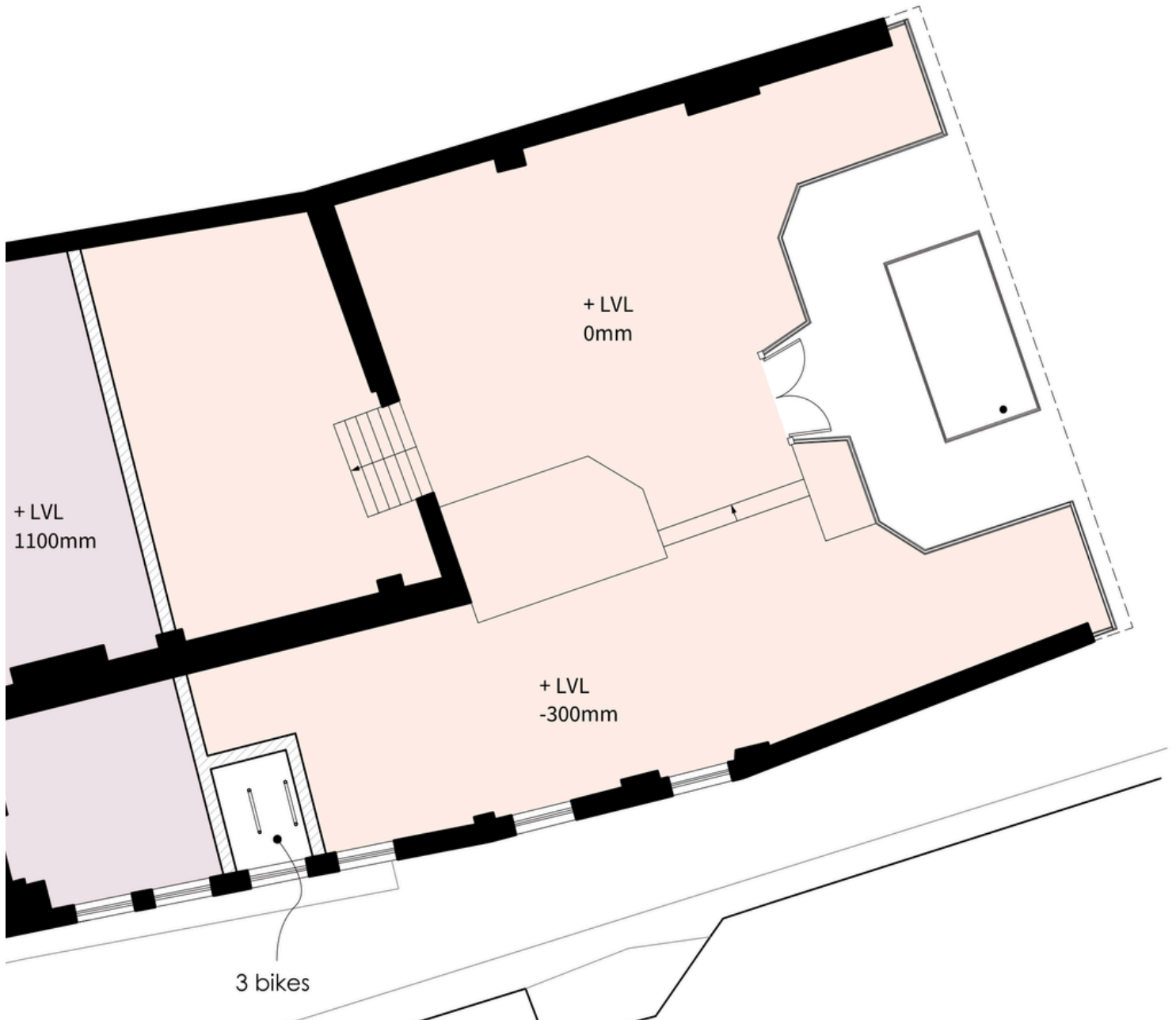
LEGAL COSTS

Each side will be responsible for their own legal costs.

A solicitors undertaking for abortive legal costs is sort for all transactions. Details on application.



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Ground Floor Plan



C H A R L E C O T E

CONTACT US

To book a viewing or receive further information, please get in touch.



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Whilst every care is taken in the preparation of these particulars, Charlecote Sussex and the vendor/lessor take no responsibility for any error, omission or misstatement therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in respect of the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS.