

# PRIME LEWES RETAIL UNIT TO LET

1,387 sq ft (128.86 sqm)



**Oakley**

Your Sussex Property Expert



## 215 High Street, Lewes BN7 2AF

- Prime High Street position
- Located close to Boots, Holland & Barrett and Gails Bakery
- Rear loading access
- Available from April 2026
- New lease

**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 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 2AF.

## DESCRIPTION

The property is located in a prime position on Lewes High Street, set within the pedestrianised area. The unit consists of a ground floor retail area, first floor offices and stores along with staff WC's. The property benefits from air con, vinyl wood flooring throughout the retail area, and rear loading doors. Nearby occupiers include Boots, Gails, Holland & Barrett and Waterstones.

## ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
Ground Floor	960	89.19
First Floor	427	39.67
<b>Total accommodation</b>	<b>1,387</b>	<b>128.86</b>

## LEASE TERMS

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

## RENT

£45,000 per annum exclusive.

## VAT

VAT is 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 £43,000 for the property.

For more information on Rates Payable, please see below for the correct multiplier: [Estimate your business rates - GOV.UK](https://www.gov.uk/estimate-your-business-rates)

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is D-89.

## LEGAL FEES

Each party is responsible for their own legal fees.

## ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. Further information can be provided on request.

## VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



**James Hamblyn**

01273 627 411

[james.hamblyn@oakleyproperty.com](mailto:james.hamblyn@oakleyproperty.com)



**David Marsh**

01273 054 583

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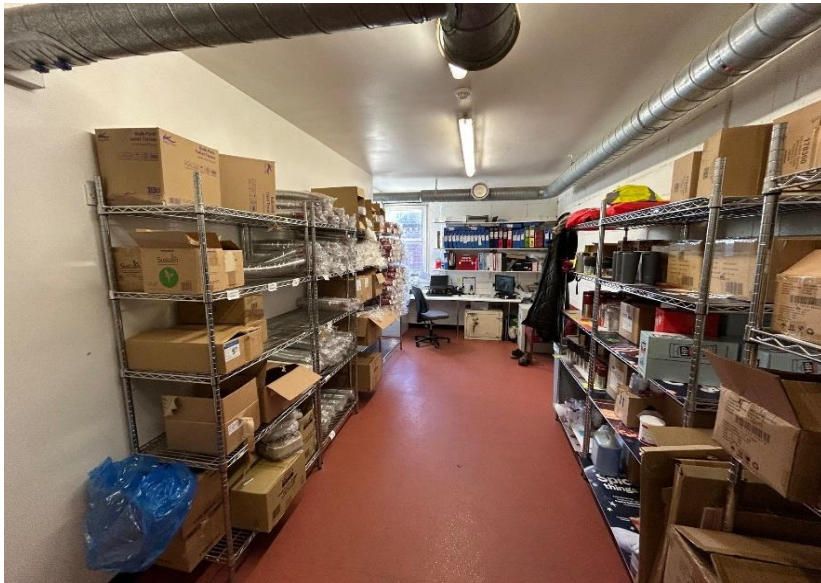
Main switchboard: 01273 688 882

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

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