

# PROMINENT HIGH STREET SHOP

481 sq. ft (44.75 sq. m)



**Oakley**

Your Sussex Property Expert



## 36 High Street, Lewes BN7 2LU

- Prominent High Street frontage
- New lease available
- Courtyard space to rear
- Useable basement
- Suitable for a variety of uses (STNC)

**TO LET**

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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 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 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 2LU.

## DESCRIPTION

The premises comprise a ground and lower ground floor retail unit, situated in a prominent position on Lewes High Street. The shop would suit a variety of uses (subject to any necessary consent). The unit benefits from a traditional timber wood shop front together with a shop display, a recessed doorway, a basement and a small rear courtyard.

## ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
<i>Ground Floor</i>	<i>283</i>	<i>26.33</i>
<i>Basement</i>	<i>198</i>	<i>18.42</i>
<b>Total accommodation</b>	<b>481</b>	<b>44.75</b>

## LEASE TERMS

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

## RENT

£20,000 per annum exclusive.

## 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.

## 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 £15,500.

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

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is D-90.

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

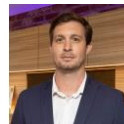
We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. Further information can be provided on request.

## LEGAL FEES

Each party is responsible for their own legal fees.

## 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

[david.marsh@oakleyproperty.com](mailto:david.marsh@oakleyproperty.com)

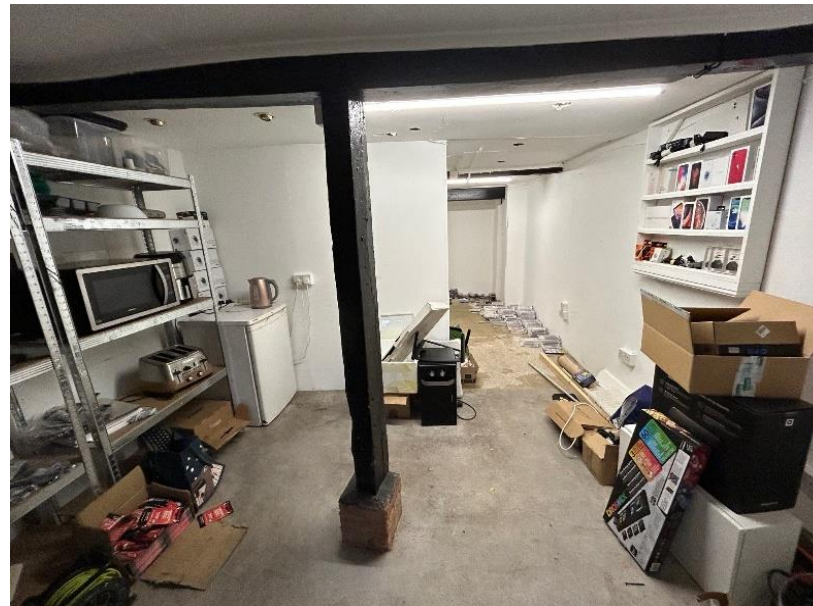
Main switchboard: 01273 688 882

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