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TO LET /
FOR SALE

CHARACTER GRADE II LISTED E-CLASS BUILDING
ENTIRE BUILDING - 1,225 SQ FT (113.83 SQ M)

53 High Street, Lewes, East Sussex, BN7 1XE

DESCRIPTION

The shop comprises ground and first floor trading with ancillary second floor and basement storage. The space benefits from an attractive recessed frontage onto Lewes High Street with character features throughout. There is access to the rear of the building from the passage leading to the White Hart Hotel car park.

The property has recently undergone a refurbishment and is now ready for tenant fit-out.

LOCATION

Lewes is an affluent and historic market town in East Sussex just 8 miles East of Brighton and is known for high quality boutique retailers, restaurants and pubs. The shop occupies a prominent position on the High Street directly next to The White Hart Hotel which was recently refurbished by Raymond Blanc's Heartwood Collection and now offers 23 high quality rooms and Gastro Pub.

ACCOMMODATION

	SQ FT	SQ M
Basement	271	25.2
Ground Floor	497	46.17
First floor	457	42.46
Second floor	-	-
TOTAL	1,225	113.83

AMENITIES / OPPORTUNITY

- Entire building available on a new lease
- Character features throughout
- Nearby occupier include Crew Clothing, H.A Baker, Covet, Jigsaw, Dominos Pizza and Ask Italian.

FOR SALE

Offers are invited in the region of £300,000 for the freehold interest.

RENT

A new full repairing and insuring lease is available at a commencing rental of £25,000 Per annum exclusive, subject to rent reviews at the appropriate intervals.

RATES

Rateable value: £21,750. For further information on rates payable, please get in touch.

VAT

VAT will not be charged on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

Current EPC rating of E-104.



VIEWINGS – 01273 876200

Alexander Denning

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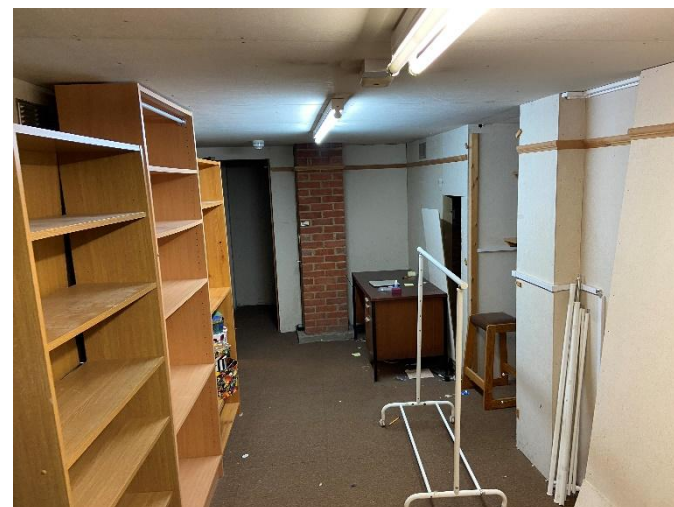
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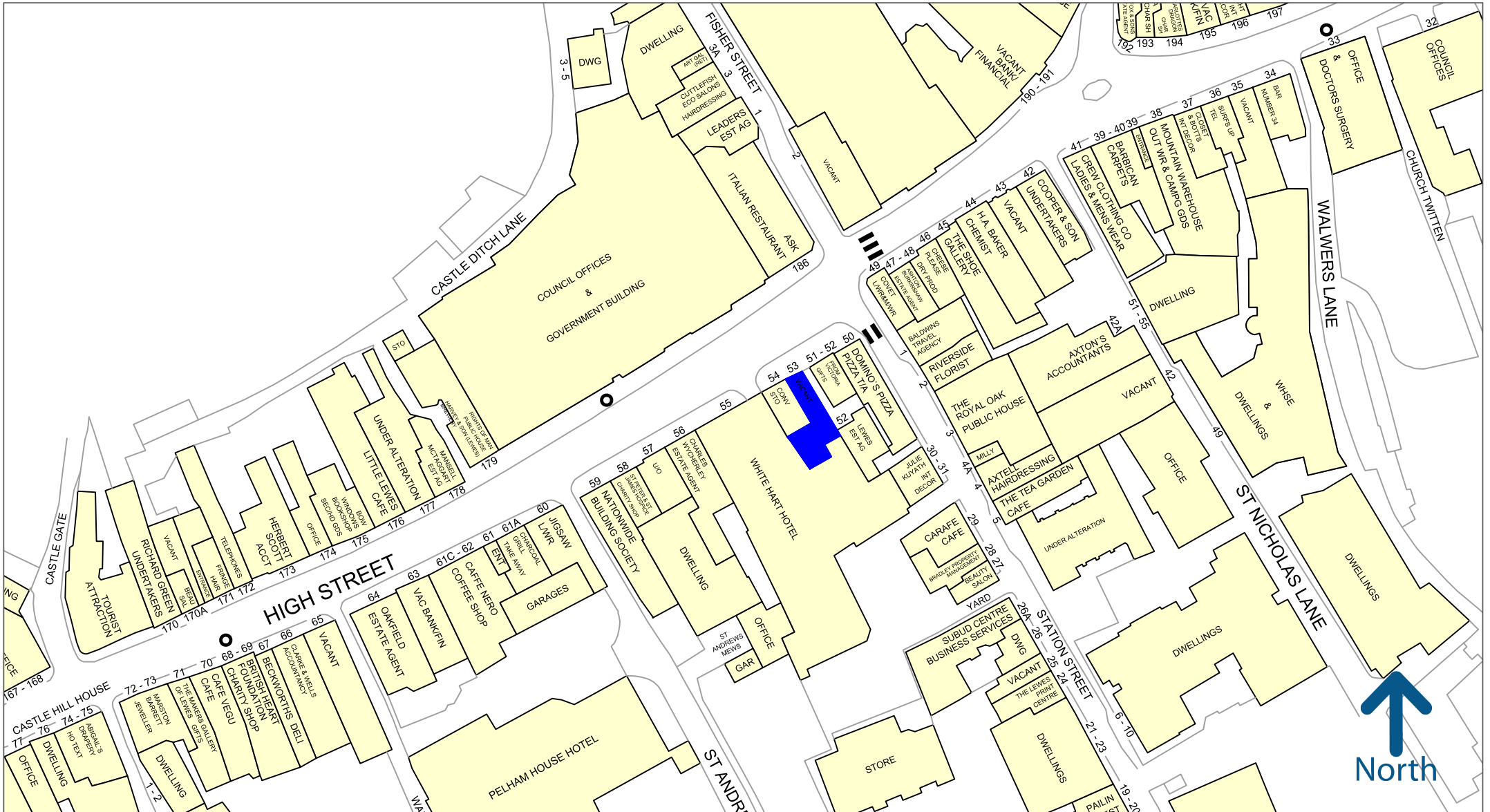


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50 metres

Experian Goad Plan Created: 25/02/2025

Created By: Stiles Harold Williams

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