



Ground floor shop in the heart of Lewes
Recently refurbished - 848.90 SQ FT (78.86 SQ M)
57 High Street, Lewes, East Sussex, BN7 1XE

**MAKING
PROPERTY
WORK**

SHW
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Location

The property is situated in a prominent position opposite Lewes Law Courts and adjacent to the recently refurbished White Hart Hotel, operated by Raymond Blancs Heartwood Group. A short walk to the East is Lewes Old Grammar School and to the West, Waitrose, Premier Inn and Cliffe High Street. There is a high amount of parking facilities located in the town as well as on street parking directly outside the shop.

Lewes is an attractive and historic market town in East Sussex, 8 miles East of Brighton and is the home of the renowned Sussex brewery Harvey's. Lewes is host to a wide variety of retailers and restaurants with good footfall throughout the town. Nearby occupiers include, Crew Clothing, Sea Salt, Mountain Warehouse, Jigsaw, Ask Italian, Gails Bakery, Cote Brasserie, and Pizza Express.



Description

The property comprises a large uninterrupted, ground floor sales area, with stairs leading to ancillary lower ground storage, kitchenette and W/C facilities. The property benefits from a recent refurbishment and impressive frontage onto the High Street.

	SQ FT	SQ M
Ground floor sales	532	49.42
Basement	316	29.36
TOTAL	848	78.78

Terms

TENURE

A new effective full repairing and insuring lease by way of service charge.

RENT

Terms to be agreed at a commencing rent of **£26,000 Per annum exclusive**, subject to rent reviews at the appropriate intervals.

LEGAL COSTS

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

RATES

Effective April 2023 the Rateable Value of the property is **£21,750**. For further information on rates payable please contact the letting agent.

VAT

VAT will be chargeable on the terms quoted.

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CONTACT



Alex Denning

01273 876218

07943 524921

adenning@shw.co.uk



Richard Pyne

01273 876213

07901 821843

rpyne@shw.co.uk