



TO LET

**CLASS E / RETAIL
ATTRACTIVE POSITION IN HISTORIC TOWN – 2,912 SQ FT (278.7 SQ M)
8 High Street, Lewes, East Sussex, BN7 2AD**

DESCRIPTION

The former bank premises is arranged over ground and first floors, with a largely open plan ground floor sales area, with access to the first floor via a staircase to the front of the shop and second staircase to the rear of the building. The property is suitable for a variety of uses that trade under Class E and alternative uses such as private dentists or medical (STNC).

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 building occupies a prominent and prime position on the High Street, situated at the Western end of a attractive parade of shops.

Occupiers in the parade include Vinegar Hill, Cornish Bakery, Pro Cook and Bake Out. Other nearby occupiers include Gails, Holland and Barrett, Waterstones and Boots. Directly behind the premises is a Premier Inn with 61 rooms, and 78 Pay & Display Public Car Park spaces.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Ground Floor	1,456	135.26
First Floor	1,456	135.26
TOTAL	2,912	270.52

AMENITIES

- Prominent position on busy high street
- Return frontage
- Entire building

RENT

The commencing rent to be £65,000 per annum exclusive of VAT, and any other outgoings.

RATES

The current 2023 Rateable Value of the property is £50,000.

VAT

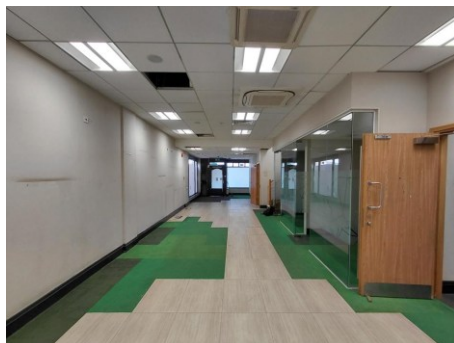
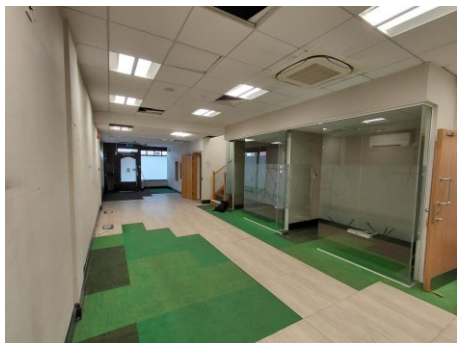
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

B.



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