

Freehold For Sale / To Let

A Substantial Site on the historic Lewes Old Racecourse comprising a mix of Land, Commercial and Residential Buildings

Potential to increase income and develop the site further (Subject to Planning).



THE OLD RACECOURSE

Other buildings and land available
by separate negotiation



**GRAVES
SON &
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Description

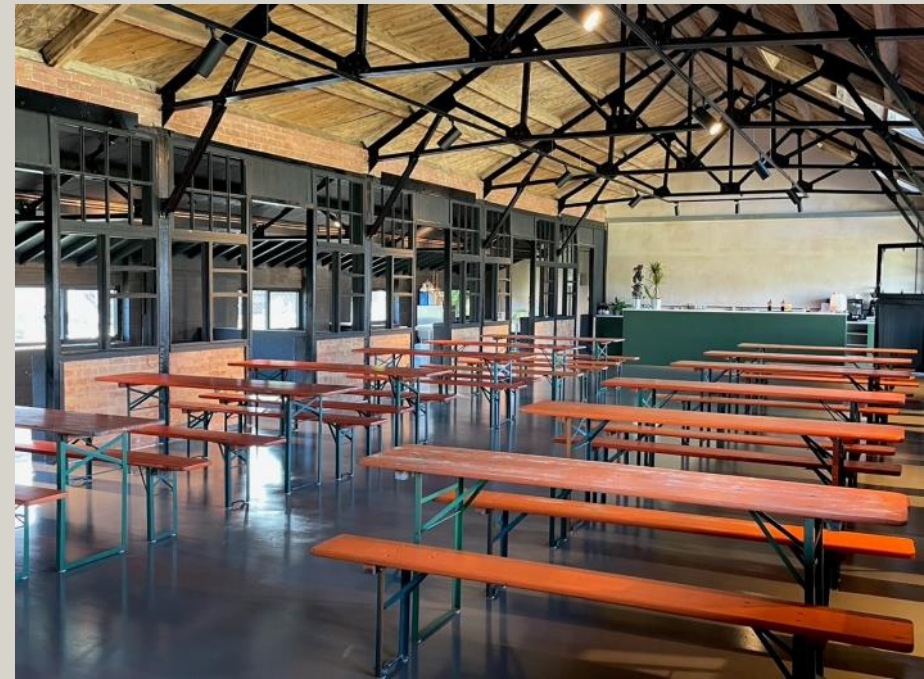
The Old Racecourse is an important part of Lewes history that dates back to 1730 and helped sustain the local economy for centuries until it closed in 1964. Royalty, celebrities and racing legends were all regulars during this time.

Whilst the land can be purchased as individual parcels, this is an exciting opportunity (the first since closure) to acquire the complete length of this iconic racecourse along with one of the largest original buildings on site. There is potential to increase the annual income and develop areas further (subject to planning).

Formed from the historic 'bookies halls' which were converted into stables after the racecourse closed, The Totalisator Building now has consent for a mixture of F1(e) exhibition space, E(b) cafe use and a Sui Generis 'bunkhouse'. Several exhibitions have been carried out within the building which has also operated as a café / bar providing refreshments to local walkers, runners, cyclists, riders and families. Stable doors have been retained catering for an equestrian use to be resumed if desired. The commercial parts cover the footprint of five cottages and are bookended by two existing cottages at the southern end and another at the northern end.

In summary this is a rare opportunity to acquire a totally unique historic site high up in the South Downs National Park with outstanding views in all directions but within walking distance from one of the most popular towns in Sussex.

Other buildings are available for sale by separate negotiation, including a 4/5 bedroom house with 3 bedroom annex and 12 stables. In addition there are 6 parcels of land that are also available for sale. More information on request. Parts of the Old Racecourse are also available to let on a new lease, in particular the Exhibition and Café space, which is currently vacant.



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Accommodation and Tenancy Information

Availability	Information	Measurements	Tenure / Income	Sale Price
		Please note that all measurements are approximate.		
Totalisator – Manhattan Cottage 1, Manhattan Cottage 2, Bunkhouse, Exhibition and Café Space and Grooms Cottage.	<p>Manhattan Cottage 1 2 Bed end of terrace cottage.</p> <p>Manhattan Cottage 2 3 bed mid terrace cottage.</p> <p>Bunkhouse Sui Generis bunkhouse with a Holiday Let restriction (to be built out by the purchaser as is currently in an unfinished state).</p> <p>Exhibition and Café Space The building has planning consent for a mixture of F1(e) exhibition space and E(b) café.</p> <p>Grooms Cottage 3 Bed end of terrace cottage with outbuildings. Potential to extend into the adjoining car port and garage (STP). Potential to extend and landscape the forecourt area.</p>	<p>Manhattan Cottage 1 80 m² / 859 sq ft</p> <p>Manhattan Cottage 2 97 m² / 1,044 sq ft</p> <p>Exhibition Space and Café 243 m² / 2,619 sq ft</p> <p>Bunkhouse 105 m² / 1,131 sq ft</p> <p>Grooms Cottage 106 m² / 1,140 sq ft</p> <p>Car Port and Garage 41 m² / 445 sq ft</p>	<p>Manhattan Cottage 1 Let for £1,650 pcm</p> <p>Manhattan Cottage 2 Let for £1,700 pcm.</p> <p>Bunkhouse Vacant possession (also available To Let)</p> <p>Exhibition and Café Space Vacant possession (also available To Let)</p> <p>Grooms Cottage Let for £1,350 pcm (underlet so potential to increase).</p> <p>Total Income £56,400 Per Annum approx.</p>	<p>£2,450,000 for the freehold interest, subject to existing tenancies.</p>
Land	6 parcels of land available by separate negotiation.	Plan available on request	Available on request	Prices from £120,000 - £875,000



Viewing by strict appointment with the agents **Graves Son & Pilcher LLP**



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Location

Lewes is a historic market town in the South Downs National Park and is a popular place to live and visit. It has maintained a unique character with an interesting range of independent and antique shops attracting the locals and wider community. There is a monthly farmers market and a wide range of popular cafes, old inns, pubs and restaurants. Occupiers within the town include Newlook, Mountain Warehouse, Lloyds Bank, Pizza Express, Depot Cinema, and supermarkets such as Waitrose and Tesco.

Brighton is eight miles away and easily reached by a regular bus and train services. Famous nearby landmarks include the chalk cliffs at Beachy Head and at Seven Sisters Country Park and wonderful gardens to include Sheffield Park, Nymans, Leonardslee and Borde Hill.

Business Rates and Council Tax

Manhattan Cottage 1	Council Tax Band A
Manhattan Cottage 2	Council Tax Band B
Bunkhouse	TBC
Exhibition and Café Space	TBC
Grooms Cottage	Council Tax Band A

EPC's

Manhattan Cottage 1	C73
Manhattan Cottage 2	C73
Bunkhouse	TBC
Exhibition and Café Space	TBC
Grooms Cottage	C77



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