



**GRAVES
SON &
PILCHER**

To Let



Class E Retail To Let

30-31 Station Street
Lewes, BN7 2DB

Retail

TO LET

600 sq ft
(55.74 sq m)

- Located in a prime position near to Lewes Station
- Return glass frontage
- Attractive Shop
- Basement

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Summary

Available Size	600 sq ft
Rent	£14,000 per annum exclusive
Rateable Value	£12,500 According to the Valuation Office Agency website
Legal Fees	Each party to bear their own costs
EPC Rating	D (96)

Description

A rare opportunity to occupy a lock up retail premises in a central and vibrant location. The property is set out over a basement & ground floor comprising an attractive ground floor sales area, rear room with W/C & sink facilities as well as side access. The property would be suitable for a variety of commercial businesses.

Accommodation

The accommodation comprises the following areas:

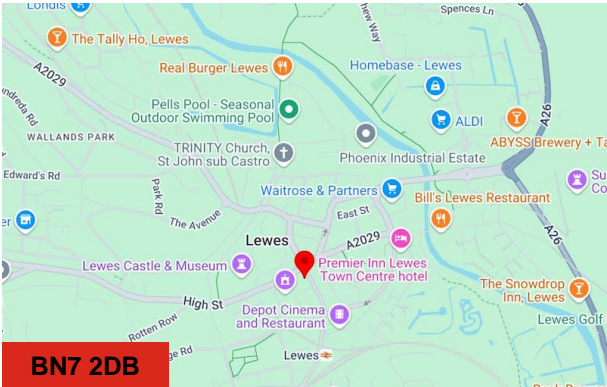
Description	sq ft	sq m
Ground Floor Front Sales Area	268	24.90
Ground Floor Rear Storage Area (WC unmeasured)	121	11.24
Basement	211	19.60
Total	600	55.74

Location

The premises is situated in the heart of the County Town of Lewes and within the South Downs National Park. Many of the amenities of this historic town are within easy walking distance. The property is situated at the top of Station Street close to the High Street and benefits from being in a high footfall area.

Terms

The property is available by way of a new effective internal repairing and insuring lease, for a term to be negotiated and agreed. The commencing rent is £14,000 per annum exclusive, subject to rent reviews at appropriate intervals.



Viewing & Further Information



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