



Freehold Grade II Listed Building For Sale

16 Station Street
Lewes, BN7 2DB

Office

FOR SALE

3,573 sq ft
(331.94 sq m)

- Class E premises
- Period internal features
- Close links to Brighton and London
- Grade II listed building
- Lewes Railway Station moments away

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Summary

Available Size	3,573 sq ft
Price	£690,000
Rateable Value	£53,000
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a two-storey Grade II Listed building of brick elevations with a pitched tiled roof. At the front, are two individual shops which are used as offices, and the passageway on the southern side of the building leads to the main entrance door to the offices at the rear and first floors. There are a wealth of interesting period internal features, particularly at first floor level, with exposed wooden beams and roof trusses.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Shop 1	575.55	53.47
Ground - Shop 2	531.20	49.35
Ground - Rear office suite	925	85.94
1st - Rear office	709.66	65.93
1st - Front office	832.37	77.33
Total	3,573.78	332.02

Location

The building 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, including shops, restaurants, leisure amenities and cinema. The property is situated towards the bottom end of Station Street, on the south side close to the junction with Southover Road. Lewes Railway Station is two minutes' walk to the south, with regular trains running to Brighton, London and along the south coast. Bus services are nearby and main road links are easily accessible.

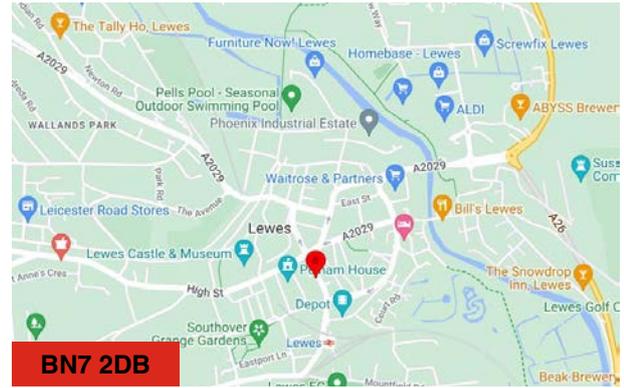
Terms

The property is assessed for local rates at a current Rateable Value of £53,000.

We are also marketing these units To Let

Offers on a rental basis are invited in the region of the following guide figures:

- Ground Floor - Shop 1 £12,000
- Ground Floor - Shop 2 £12,000
- Ground Floor - Rear Office Suite £10,000
- 1st Floor - Rear Office £10,000
- 1st Floor - Front Office £12,000



Viewing & Further Information



James Haywood

01273 321 123
jbh@gsp.uk.com



Erin Mann

01273 321 123
em@gsp.uk.com



Chelsea Adams

01273 267 226
CA@gsp.uk.com