



Grade II Listed Building To Let

16 Station Street
Lewes, BN7 2DB

Office, Retail
TO LET

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
Rent	£10,000 - £56,000 per annum
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	Rent
Ground - Shop 1	575.55	53.47	£12,000 /annum
Ground - Shop 2	531.20	49.35	£12,000 /annum
Ground - Rear office suite	925	85.94	£10,000 /annum
1st - Rear office	709.66	65.93	£10,000 /annum
1st - Front office	832.37	77.33	£12,000 /annum
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 units are available individually from £10,000 per annum or as a whole for £56,000 per annum.

We are also marketing this building For Sale

Offers for the freehold interest are invited in the region of the following guide figure: £690,000



Viewing & Further Information



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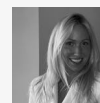
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