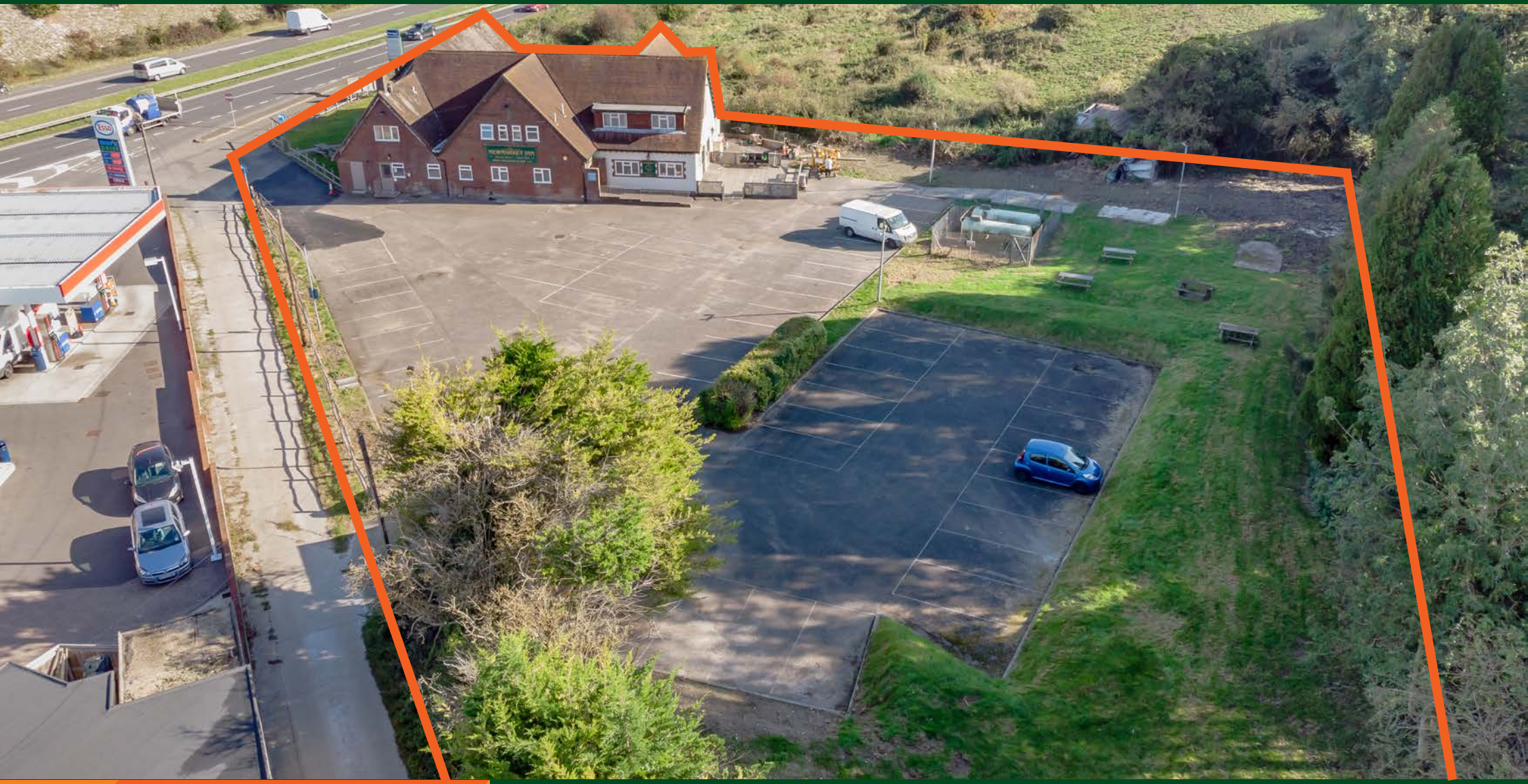
Flude
PROPERTY CONSULTANTS

HIGHLY VISIBLE 15 BEDROOM HOTEL + OWNER / MANAGERS FLAT, BAR AND RESTAURANT.
APPROX 8,150 SQ FT GIA. LARGE CAR PARK AND GARDENS.
SITE AREA 1.06 ACRES. TO LET / MAY SELL



TO LET / MAY SELL

The Newmarket Inn
Old Brighton Road, Lewes, East Sussex BN7 3JJ

Key Features

- Substantial existing building approx 8,150 sq ft (GIA)
- 15 guest bedrooms & managers flat & commercial kitchens, bar, restaurant, terrace parking and gardens
- Located within the South Downs National park and within 500 metres of the South Downs Way
- Highly visible location on the A27
- Direct access from the westbound carriageway of the A27
- Between 24,000 and 31,000 vehicles passing daily
- Substantial car park with approx 55 marked spaces
- Landscaped grounds to front and rear
- Potential for other uses / redevelop subject to planning
- Site area of approx 1.06 acres
- Virtual tour available

NB - All site boundaries shown are indicative

Location & Description

The property is located in an area known as Ashcombe within the South Downs National Park just off the westbound carriageway of the A27. Lewes town centre is approximately 2.5 miles to the east and Brighton city centre approximately 5 miles to the south west.

The American Express Community Stadium – home to Brighton & Hove Albion FC – is 1.75 miles to the west. Immediately surrounding the property are a petrol filling station, a number of houses and a small commercial estate.

Statistics prepared by Road Traffic Stats UK show that between 2000 and 2017 average daily traffic movements on the westbound A27 ranged from approx 24,000 per day to 31,000 per day. Click here for more details.

The property comprises a large detached building set within a site of approx 1.06 acres. The building is arranged over 2 floors and provides 15 en suite hotel bedrooms, an owner / managers flat, large restaurant / bar, substantial kitchens, ladies, gents and disabled WC and various ancillary areas. Externally there are gardens to the front and rear, sun terrace to the rear and a 55 space tarmac car park. The property is prominently located on the A27 and accessed directly from the westbound carriageway.

Accommodation

Ground floor

Public bar & restaurant
Separate male, female and disabled WC's
Commercial kitchen, prep and fridge / freezer areas, liquor store
5 en suite hotel bedrooms

First floor

10 en suite hotel bedrooms
Owner / managers 2 bed flat with living room, bathroom and kitchen
Linen store

External

Sun terrace
Gardens to front and rear
Tarmac car park marked for 55 parking spaces
Various substantial signage positions

We have measured the approximate Gross Internal Area to the property from plans as follows:

Area	Sq Ft	Sq M
Ground floor	4,974 sq ft	462 sq m
First floor	3,189 sq ft	296 sq m
Total	**8,163 sq ft**	**758 sq m**

Rateable Value

Rateable Value 2017: £35,250.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

EPC

We understand the property to have an EPC rating of D (84).

Planning

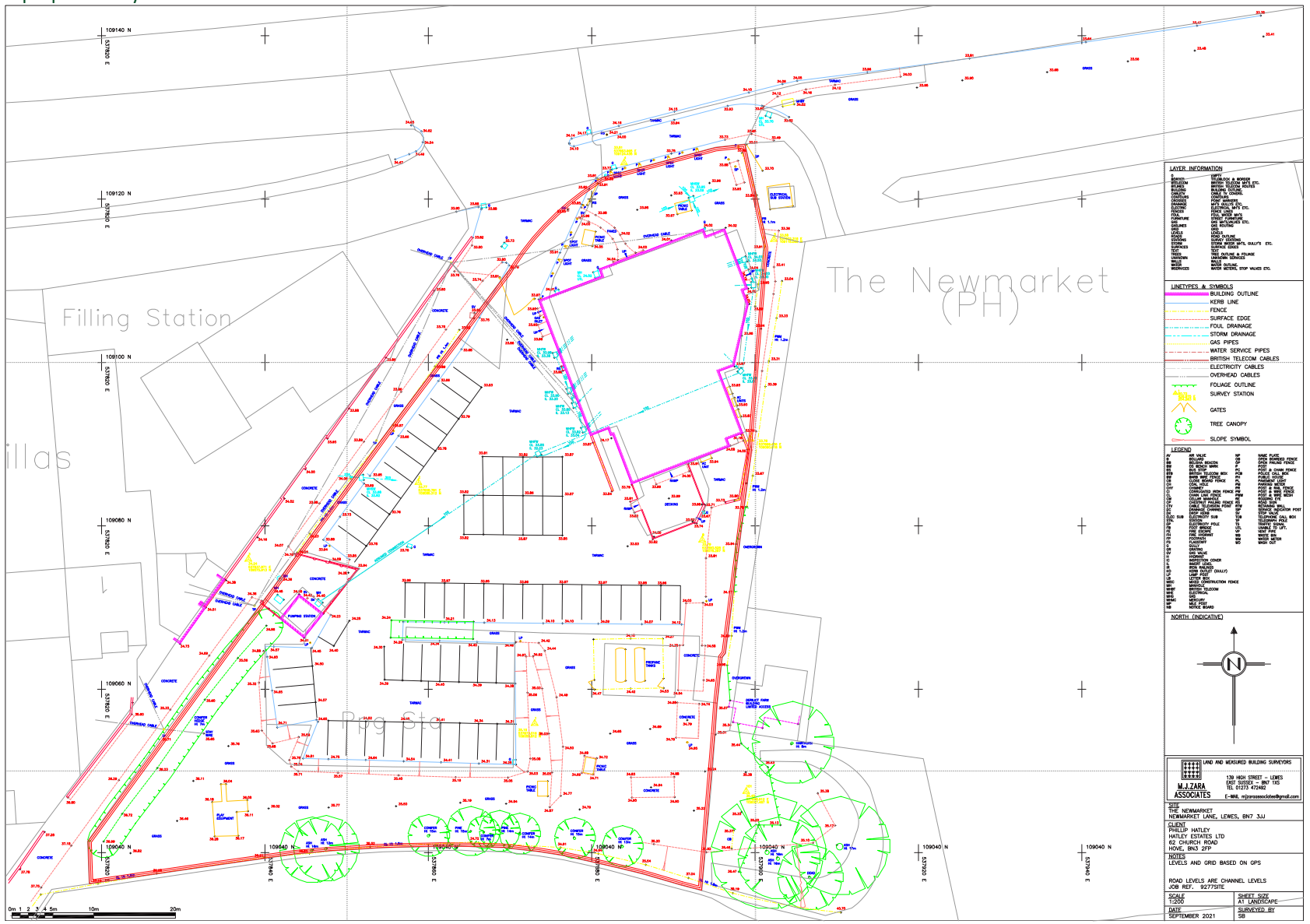
The property has been used as a hotel with restaurant and bar. These uses fall under C1, E and Sui Generis of the 2020 Use Classes Order.

The property is suited to continued use as a hotel with restaurant and bar or change of use to, for example, an office, day nursery, depot etc or wholesale redevelopment subject to planning.

Interested parties are strongly advised to make their own enquiries and satisfy themselves as to the prevailing planning use of the property and potential for alternative uses.

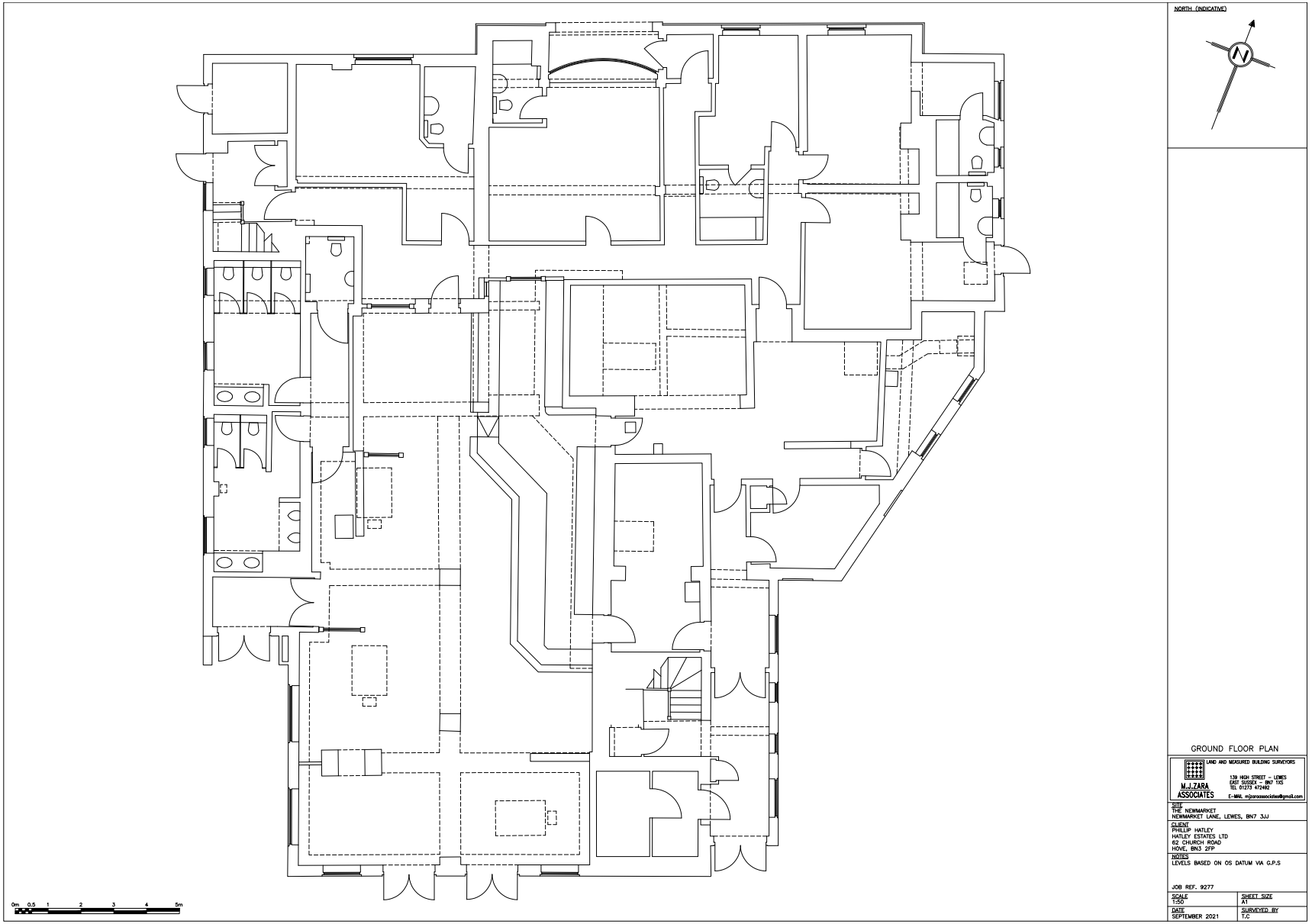
SITE BOUNDARY

For identification purposes only



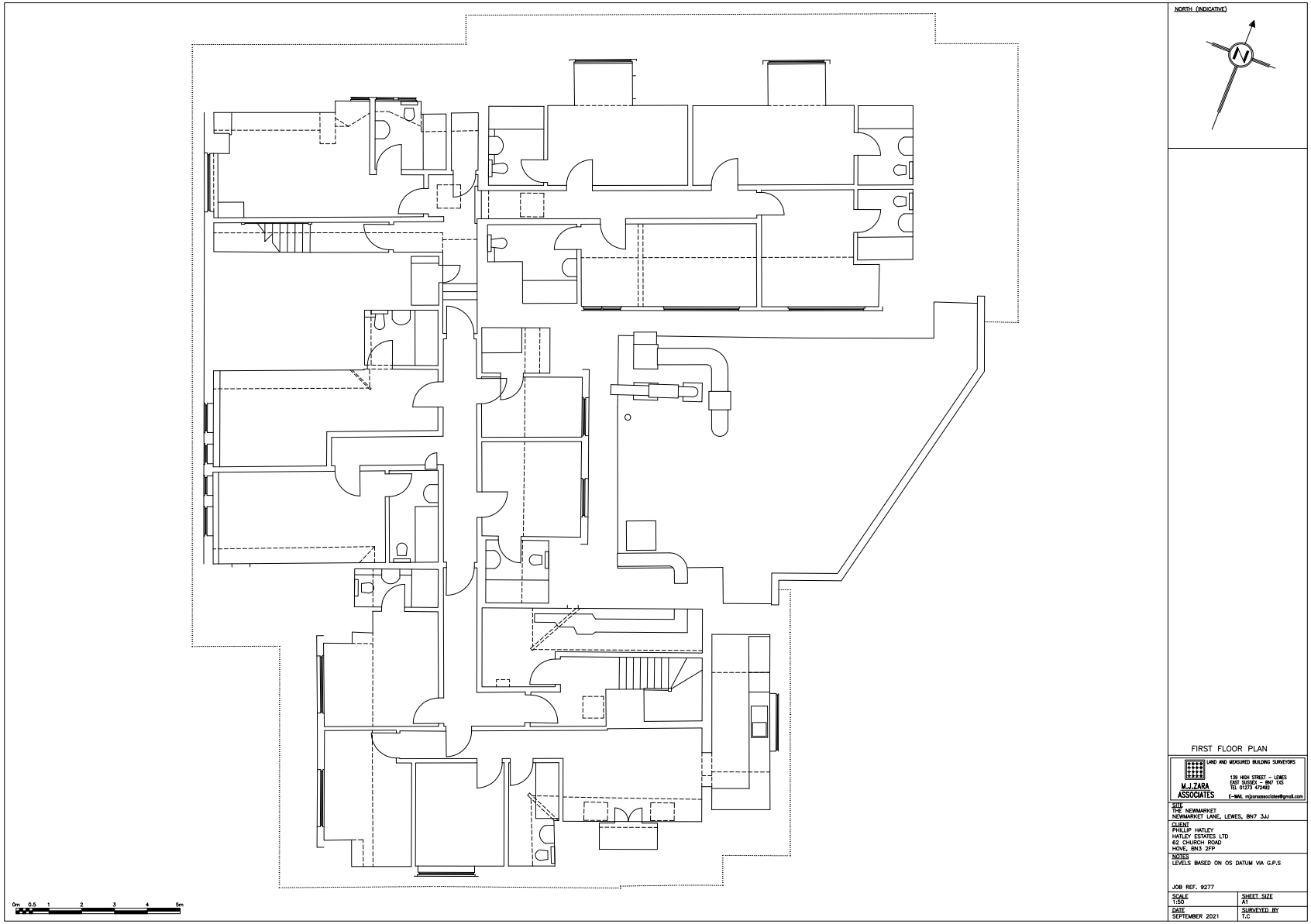
GROUND FLOOR PLAN

For identification purposes only



FIRST FLOOR PLAN

For identification purposes only



Tenure

Freehold

Terms

To Let / For Sale - offers in the region of £1.25 million.
Interest is invited from occupiers, investors, developers to lease, purchase, redevelop the property.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quotes exclusive of VAT. **The property is VAT elected.**

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.

Flude
PROPERTY CONSULTANTS

Further Information

Please contact the sole agents Flude Property Consultants:

Will Thomas
w.thomas@flude.com
01273 727070

In accordance with Section 21 of the Estate Agents Act 1979 we declare that employees of Flude Property Consultants have an interest in the property

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

October 2021

PAI RICS