Flude
PROPERTY CONSULTANTS

63 High Street
Lewes, East Sussex BN7 1XQ

TO LET

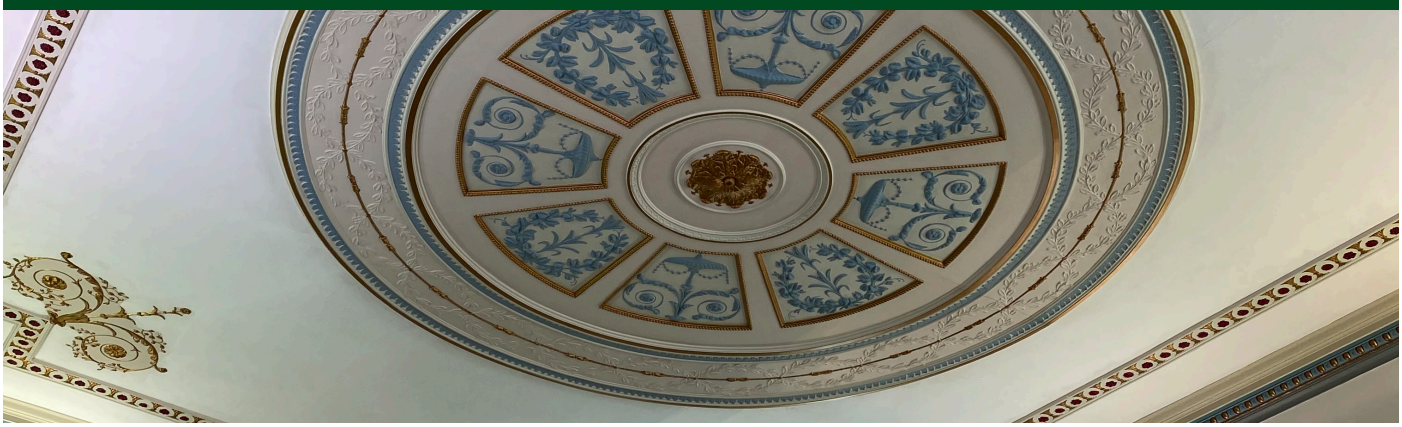
CLASS E RETAIL UNIT

Total size 2,171 sq ft / 201.68 sq m

Key Features:

- Attractive E class unit of busy High Street
- High internal ceilings and ornate features and windows
- Hot food uses considered
- Nearby retails include Café Nero, Jigsaw, Ask and Cote
- Near to County Court
- Rent £40,000 per annum

63 High Street
Lewes, East Sussex BN7 1XQ



Location

The property is situated on the High Street in the centre of Lewes close to a wide range of national and independent retailers and the County Court. Lewes is a busy and affluent market town with a population of approx. 17,000, located some 9 miles north east of Brighton on the A27 trunk road.

Lewes station has regular and direct service to Brighton and London Victoria.

Location pin (what3words): cafe.dinner.something
https://what3words.com/cafe.dinner.something

Accommodation

The property comprises two storey mid terrace building with the available accommodation arranged over the ground, lower ground and first floors. The property benefits from high ceilings.

The property has the following approximate **Net Internal Areas (NIA):**

Floor	Sq Ft	Sq M
Lower ground	789	73.29
Ground	1,102	26.02
First	280	26.02
Total	**2,171 sq ft**	**201.68 sq m**

EPC

We understand the property to have an EPC rating of D(90).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £40,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2023): £24,500.

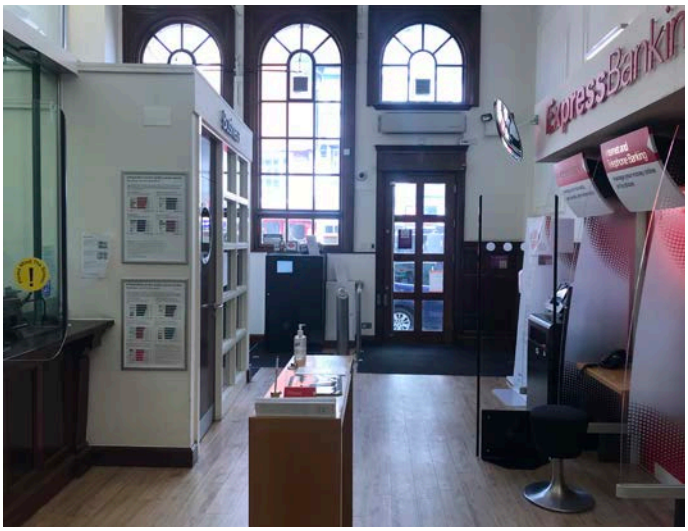
Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

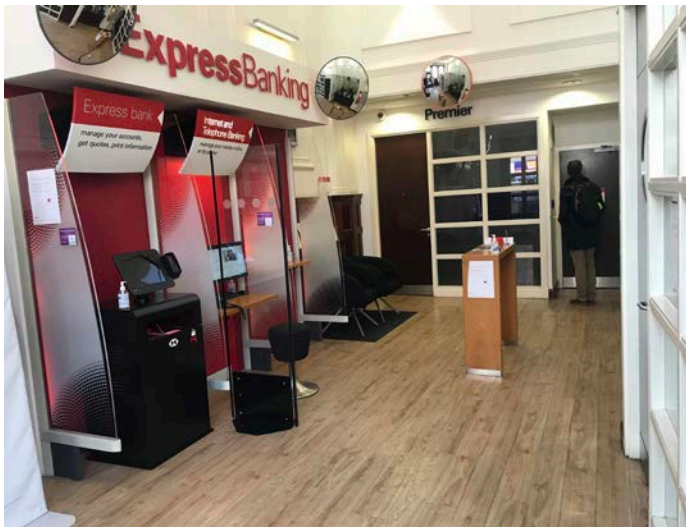
VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

63 High Street
Lewes, East Sussex BN7 1XQ





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.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Will Thomas
w.thomas@flude.com
01273 727070
www.flude.com

Aaron Lees
a.lees@flude.com
01273 727070
www.flude.com

Flude
PROPERTY CONSULTANTS

The Commercial Property Network

RICS Regulated by RICS