

# PRIME MIXED-USE PREMISES IN SOUGHT AFTER LOCATION

1,122 sq. ft (104.30 sq. m)



Your Sussex Property Expert



## 15 Eastgate Street, Lewes BN7 2LP

- Rarely available Freehold
- Prominent location in the centre of Lewes
- Opposite Boots PLC
- Prime thoroughfare location
- Residential on the upper parts – with potential to split from ground floor (STP)
- Vacant possession

FOR SALE

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## LOCATION

Lewes is the historic county town of East Sussex and has a population of approximately 17,000. Brighton lies 9 miles to the southwest and Newhaven 8 miles to the southeast. The town has good transport links with a direct line to London Victoria (1 hour 10 mins) and the A27 trunk road taking traffic along the south coast between Eastbourne and Southampton passing to the south of the town.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN7 2LP.

## DESCRIPTION

The premises is situated on the western side of Eastgate Street, the main thoroughfare route into Lewes town centre. The property boasts a prime location with nearby occupiers being Boots PLC, Waitrose and Subway. The property is laid out as commercial space on the ground floor and access to a two bedroom flat above via a spiral staircase. Subject to planning the property could be split to offer separate commercial and residential parts. The property comes with vacant possession.

## ACCOMMODATION

The accommodation briefly comprises:

|                                  | SQ.FT | SQ.M   |
|----------------------------------|-------|--------|
| Ground Floor                     | 463   | 43.01  |
| First & Second Floor Residential | 659   | 61.29  |
| Total Accommodation              | 1,122 | 104.30 |

## TENURE

The property is available on a freehold basis.

## GUIDE PRICE

Offers are invited in the region of £315,000.

## VAT

VAT is not applicable.

## USE / PLANNING

We understand the premises falls within the new use class (Sept 2020) 'E' in relation to the ground floor with residential on the first and second floors. The purchaser is to make their own enquiries.

## ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of D-78.

## BUSINESS RATES & COUNCIL TAX

The Rateable Value of the ground floor commercial area provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £15,250. The residential maisonette falls under Council Tax Band A with an annual cost of £1,836.

## LEGAL FEES

Each party is responsible for their own legal fees.

## ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake AML checks on all prospective purchasers, to include ID & proof of address checks. We will also require proof of funds sufficient to trace source of funds. Where a purchaser is a company, we require company structure and checks for majority shareholders. Further information can be provided on request.

## VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



James Hamblyn  
01273 627 411  
[james.hamblyn@oakleyproperty.com](mailto:james.hamblyn@oakleyproperty.com)



David Marsh  
01273 054 583  
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All images, maps, plans and boundaries are for reference purposes and not to scale.

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