



High Street, Lewes

- Two inter-linked Grade II listed buildings each with their own distinct facade
- Extremely rare opportunity in prime town centre location
- Left hand building is arranged over 3 floors plus basement, right hand arranged over 2 floors plus basement
- GIA - 10.756 sq ft total
- Site Area - 0.16 acres (0.06 ha)
- Formerly occupied by Barclays Bank UK plc
- To be sold with vacant possession



A fantastic opportunity to purchase the freehold of a substantial part of historic Lewes High Street. The buildings take a prominent position in the centre of the town opposite the war memorial and next door to the Town Hall. The two buildings have been amalgamated for many years, but both have a distinct individual feel and facades. Total 10,776 sq ft

The owners are interested in all enquiries for the freehold interests. The building has many possible uses subject to planning permission.

OPPORTUNITY

- Scope for alternative uses including residential to form flats, houses or a mix STPP.
- Suitable for owner occupiers, investors and builders/developers.





LOCATION

- Affluent and historic Sussex town of Lewes on the River Ouse within the South Downs National Park.
- Prime and very prominent position. Lewes station just down Station Street 5 minutes away providing a regular rail service to London terminals via Gatwick and to Brighton in three stops.
- Located 34 miles from the M25, 9 miles from Brighton, and just off the A27 dual carriageway which links to the A23/M23 corridor.

Title documents and asbestos report available on request

As the properties are Listed they are exempt from requiring EPCs

Basement

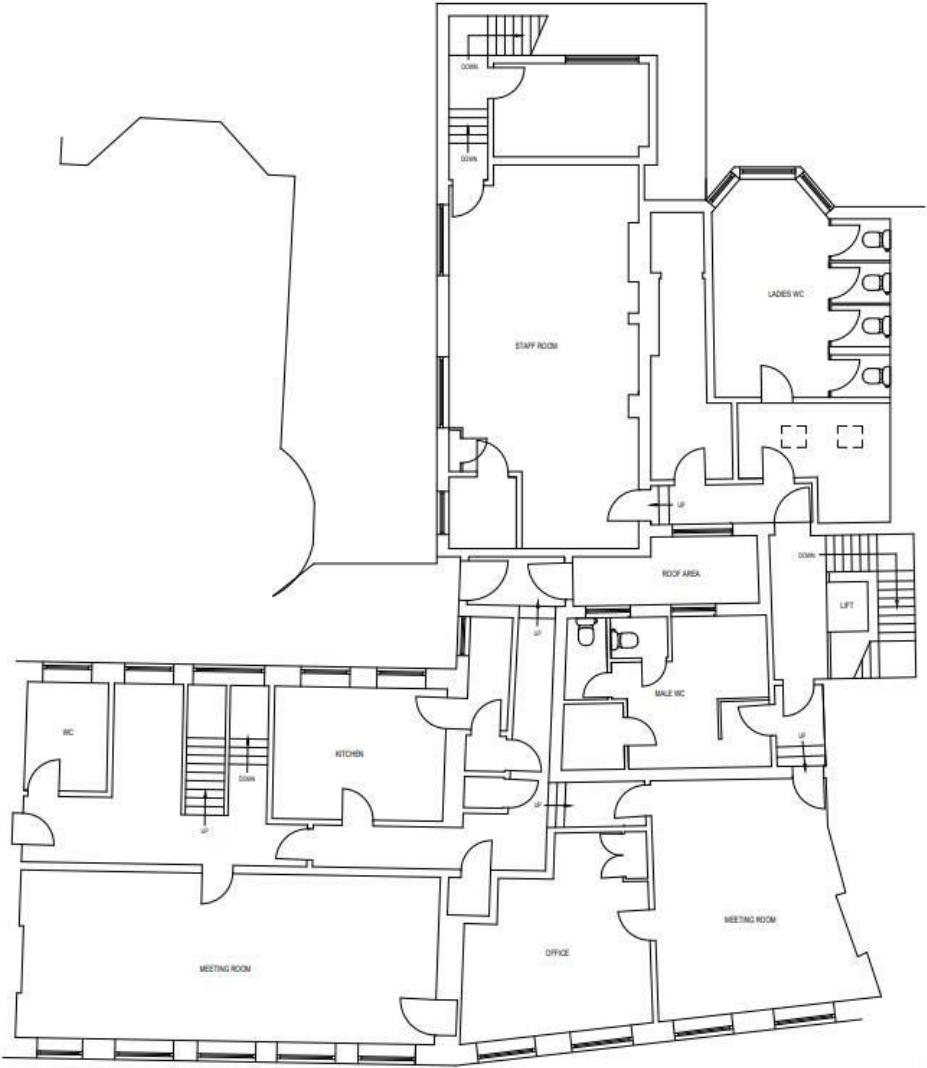


Scale in Metres for 1:100
0 1 2 3 4 5

Ground Floor

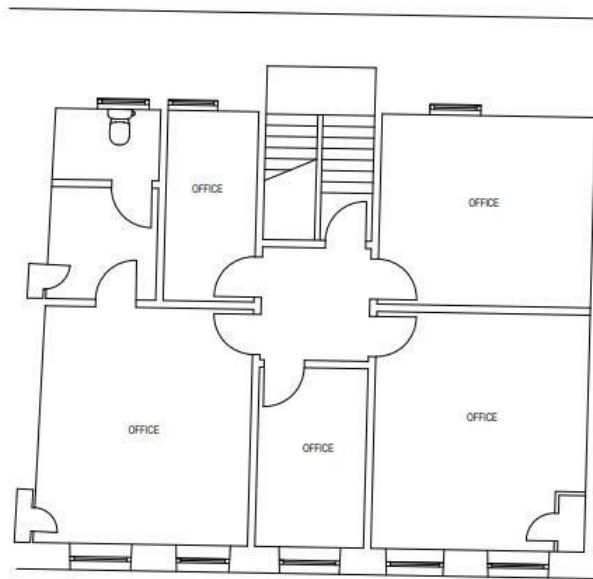


First Floor



Scale in Metres
0 1 2 3 4 5 for 1:100

Second Floor



Scale in Metres
0 1 2 3 4 5 for 1:100



t: 01273 477377
e: sales@lewesestates.co.uk

Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



**Lewes
Estates**

52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: sales@lewesestates.co.uk www.lewesestates.co.uk

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