

HIGH STREET SHOP

TO LET



35 HIGH STREET

LEWES, EAST SUSSEX BN7 2LU



**GRAVES
SON &
PILCHER**

GSP.UK.COM

01273 321 123

INCORPORATING

Clifford Dann

Location

Lewes is the County Town of East Sussex and situated approximately 8 miles to the North East of Brighton & Hove. Lewes is a thriving town with an affluent population of approaching 25,000 and a district catchment population of over 90,000. The town has a comprehensive bus service and mainline train station with direct links to London (66 mins) and Brighton (16 mins).

Accommodation

This Grade II Listed Building occupies a prime location in the High Street.

Frontage	17'10	6.65 m
Ground Floor	1,162 ft ²	108.0 m ²
Basement	716 ft ²	66.5 m ²
Total Floor Area	1,878 ft²	174.5 m²

Terms

The property is available on a new effective FRI lease for a term to be agreed at a commencing rental of £29,000 per annum, exclusive.

Each party to be responsible for their own legal expenses.

Rateable Value to be assessed

EPC Rating C 67

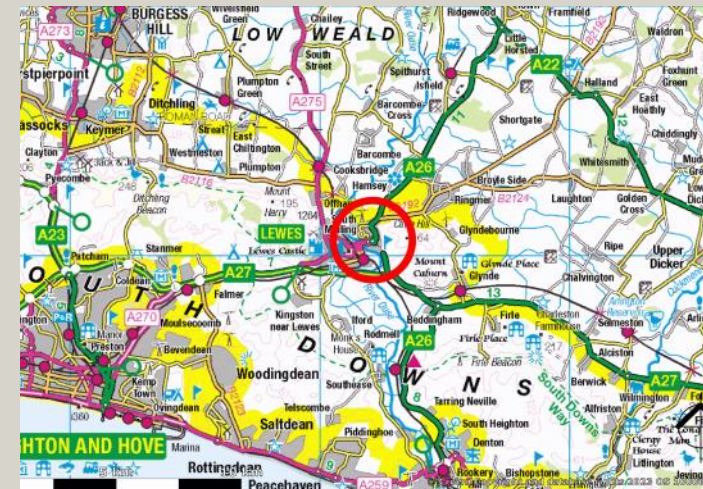
Viewing by strict appointment with agents **Graves Son & Pilcher LLP**

All measurements are approximate



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