



## **Freehold Grade II Listed Building For Sale**

**16 Station Street**  
Lewes, BN7 2DB

Office

# **FOR SALE**

**531.20 to 3,573.78 sq ft**  
(49.35 to 332.02 sq m)

- Period internal features
- Close links to Brighton and London

# 16 Station Street, Lewes, BN7 2DB

## Summary

Available Size	531.20 to 3,573.78 sq ft
Price	£690,000
Rateable Value	£30,250
EPC Rating	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Shop 1	575.55	53.47	Available
Ground - Shop 2	531.20	49.35	Available
Ground - Rear office suite	925	85.94	Available
1st - Rear office	709.66	65.93	Available
1st - Front office	832.37	77.33	Available
<b>Total</b>	<b>3,573.78</b>	<b>332.02</b>	

## Description

The property comprises a two-storey Grade II Listed building of brick elevations with a pitched tiled roof. At the front, are two individual shops which are used as offices, and the passageway on the southern side of the building leads to the main entrance door to the offices at the rear and first floors.

There are a wealth of interesting period internal features, particularly at first floor level, with exposed wooden beams and roof trusses.

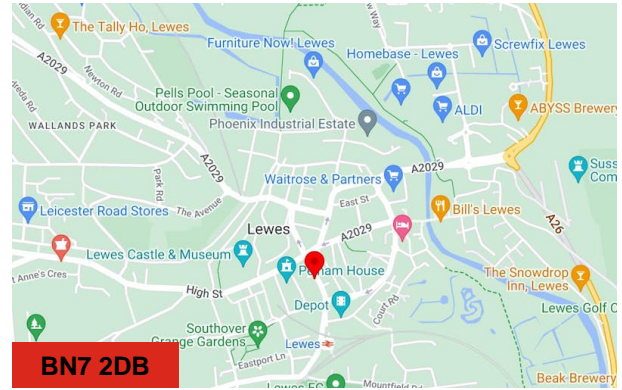
## Location

The building is situated in the heart of the County Town of Lewes and within the South Downs National Park. Many of the amenities of this historic town are within easy walking distance, including shops, restaurants, leisure amenities and cinema. The property is situated towards the bottom end of Station Street, on the south side close to the junction with Southover Road.

Lewes Railway Station is two minutes' walk to the south, with regular trains running to Brighton, London and along the south coast. Bus services are nearby and main road links are easily accessible.

## Terms

The property is assessed for local rates at a current Rateable Value of £30,250.



## Viewing & Further Information



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