



**FOR SALE**

**The Riverside Centre**  
Railway Lane, Lewes, East Sussex BN7 2AQ



## Key Features

- Attractive period building
- Located in the heart of Lewes town centre just off Cliffe High Street
- Backing onto, and with views over, the River Ouse
- Fitted as good quality office accommodation
- Suitable for ongoing office use, other Class E uses or other use classes (subject to any necessary consents)
- Feature vaulted ceiling

## Location & Situation

The property is situated on the eastern side of Railway Lane, adjacent to and overlooking the River Ouse, in Lewes town centre. Railway Lane is accessed via Court Road, from which access is also obtained to a public car park (approx 80 spaces) and the new Premier Inn and restaurant scheme.

Cliffe High Street lies 30 metres to the north, which provides a good range of shops, services, café's & restaurants to include Bill's, Costa Coffee and Harvey's Brewery. The A26 lies within 0.5km of the property providing access to the A27 and national road network.

Parking is available in the public car park opposite the subject property. Lewes railway station is located within 500 metres to the south west.

Location pin: <https://what3words.com/gangs.proper.housework>





## Description & Accommodation

The property comprises a substantial brick-built period property.

It is currently fitted to a high standard as offices arranged over the ground and first floors.

The property has the following approximate NIA:

Area	Sq Ft	Sq M
Ground	2,376	220.73
First	1,886	175.25
<b>Total</b>	<b>4,262</b>	<b>395.98</b>





## Rateable Value

Rateable Value 2023: £47,500.

## EPC

We understand the property to have an EPC rating of D (87).

## 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.





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## Terms

The property is available for sale with offers invited in the region of £825,000.

## Legal Fees

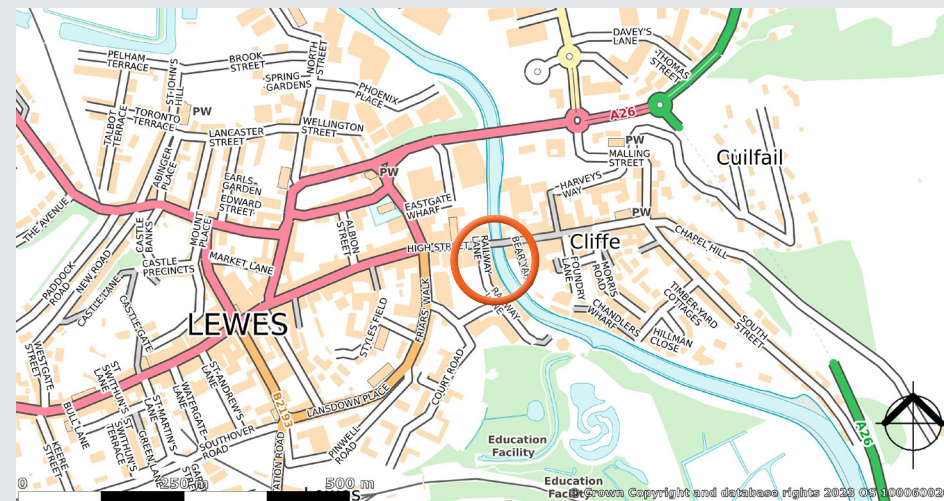
Each party to bear their own legal costs incurred.

## VAT

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

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

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