



OFFICE / RETAIL TO LET

63 HIGH STREET

Lewes, BN7 1XQ

AN IMPRESSIVE FORMER BANK PREMISES
ARRANGED WITH HIGH FEATURE CEILINGS &
WINDOWS, LOCATED IN THE DESIRABLE MARKET
TOWN OF LEWES

2,419 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	2,419 sq ft
Rent	£40,000 per annum exclusive of rates, VAT & all other outgoings.
Rates Payable	£12,225.50 per annum 2023 Valuation
Rateable Value	£24,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (90)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,193	110.83
1st - Storage/ Office	393	36.51
Basement	833	77.39
Total	2,419	224.73

Description

A former bank premises approached via an imposing entrance leading into the former hall where features include high ceilings, ceiling artwork, wood panelling & impressive windows. Further space is located at basement & 1st floor levels where male & female WC's are located.

Location

The property is located at the upper end of Lewes High Street on the opposite side of the road to Lewes Crown Court & surrounded by a variety of multiple occupiers such as Cote, Ask, Cafe Nero, Jigsaw & Nationwide. Lewes Train Station is a short walk away with regular services running west to Brighton & East along the coast.

Terms

Available by way of a new full repairing & insuring lease for a term to be agreed at a rent of £40,000 per annum exclusive of rates, VAT & all other outgoings.

Floor Plans & Artist Impression

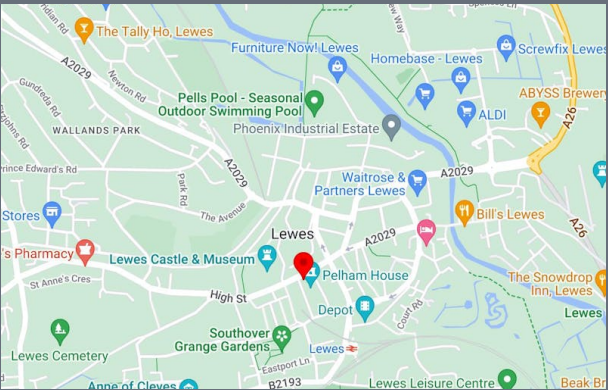
Floor plans provided are for indicative guidance only & scale is not guaranteed. The Artist impression including mezzanine is indicative of what could be provided at additional cost if required, please ask for further information.

3D Video

https://www.instagram.com/p/CxQUmWZolkQ/?utm_source=ig_web_button_share_sheet

Video

- 3d video -
<https://www.instagram.com/reel/CxQUmWZolkQ/?igshid=MTc4MmM1YmI2NzU0ZWVl>
- -



Get in touch

Jack Bree MRICS

01273 672999
jack@eightfold.agency

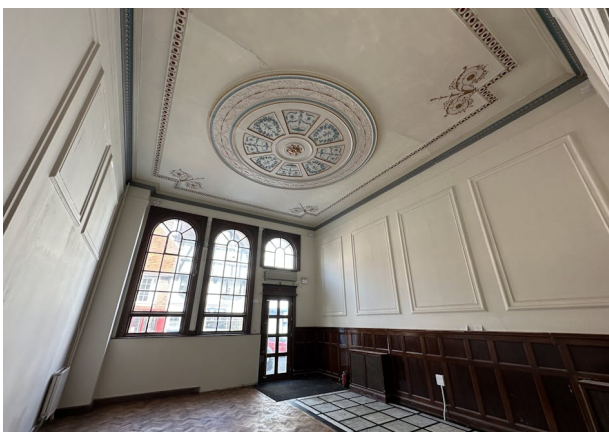
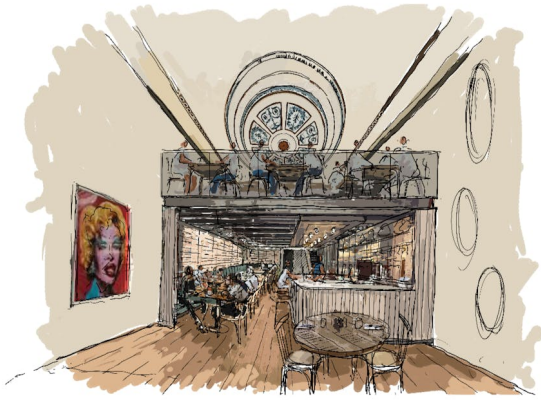
Max Pollock

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James Hawley

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james@eightfold.agency

Eightfold Property



Energy performance certificate (EPC)

<div>H S B C</div> <div>63 High Street</div> <div>LEWES</div> <div>BN7 1XQ</div>	<div>Energy rating</div> <div>D</div>	<div>Valid until:</div> <div>1 July 2028</div> <div>Certificate number: 0250-8917-0318-0020-7030</div>
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Property type

A1/A2 Retail and Financial/Professional services

Total floor area

160 square metres

Rules on letting this property

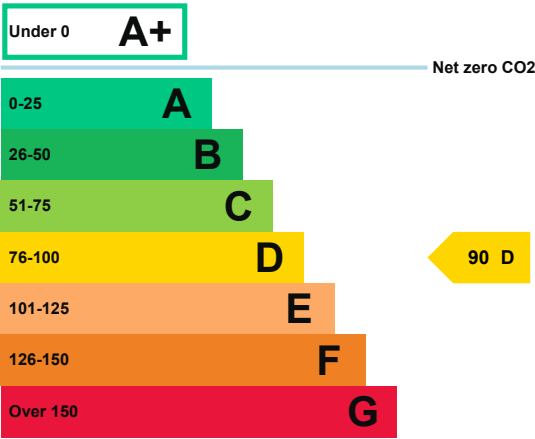
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	<div>30B</div>
If typical of the existing stock	<div>88D</div>

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	85.63
Primary energy use (kWh/m2 per year)	498

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9803-4025-0181-0700-0721\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Geoff Cunningham
Telephone	01335 300925
Email	surveyors@luisandbell.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/013605
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Luis and Bell Surveyors Ltd
Employer address	Dig Street Ashbourne DERBYSHIRE DE6 1GF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 May 2018
Date of certificate	2 July 2018

Room Plan

61B High St, Lewes, England

Approximately 1239 sf total

