



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**  
(224.73 sq m)

- RENT £40,000 PAX
- HEIGH CEILINGS
- FEATURE WINDOWS
- SUITABLE FOR A VARIETY OF USES (STNC)
- DESIRABLE MARKET TOWN OF LEWES

# 63 High Street, Lewes, BN7 1XQ

## Summary

<b>Available Size</b>	2,419 sq ft
<b>Rent</b>	£40,000.00 per annum exclusive of rates, VAT & all other outgoings.
<b>Rates Payable</b>	£12,225.50 per annum 2023 Valuation
<b>Rateable Value</b>	£24,500
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (90)

## 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.

## 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
<b>Total</b>	<b>2,419</b>	<b>224.73</b>

## Terms

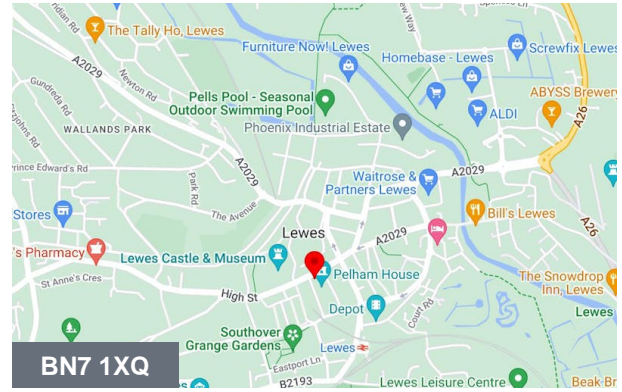
Available by way of a new full repairing & insuring lease for a term to be agreed at a rent of £40,000 per annum exclusive of rates, VAT & all other outgoings.

## Floor Plans

Floor plans provided are for indicative guidance only & scale is not guaranteed.

## 3D Video

[https://www.instagram.com/p/CxQUmWZolkQ/?utm\\_source=ig\\_web\\_button\\_share\\_sheet](https://www.instagram.com/p/CxQUmWZolkQ/?utm_source=ig_web_button_share_sheet)



## Viewing & Further Information



### Max Pollock

01273 109104 | 07764 794936  
max@eightfold.agency



### James Hawley

01273 093767 | 07935 901 877  
james@eightfold.agency



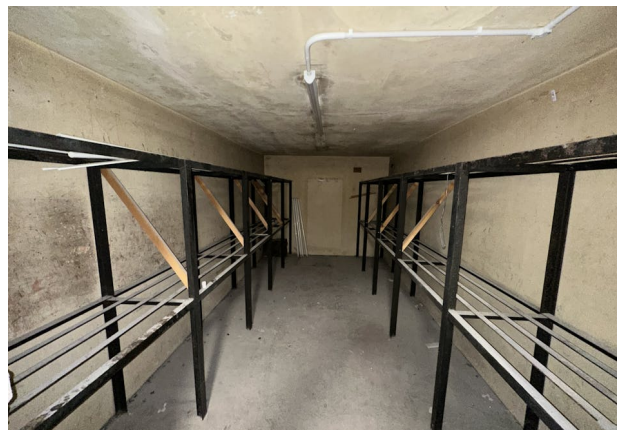
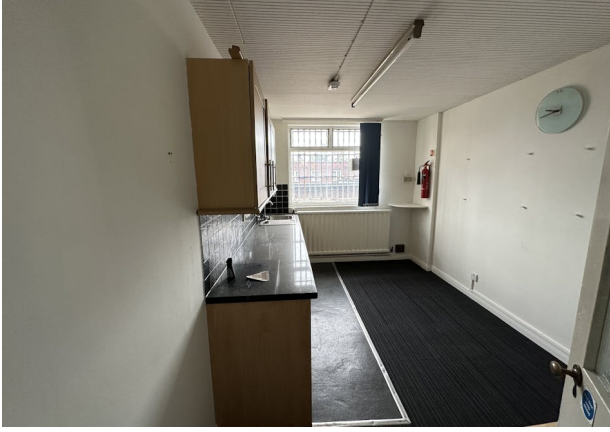
### Jack Bree

01273 109121  
jack@eightfold.agency













# Energy performance certificate (EPC)

H S B C 63 High Street LEWES BN7 1XQ	Energy rating <b>D</b>	Valid until: <b>1 July 2028</b> <hr/> Certificate number: <b>0250-8917-0318-0020-7030</b>
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Property type **A1/A2 Retail and Financial/Professional services**

Total floor area **160 square metres**

## Rules on letting this property

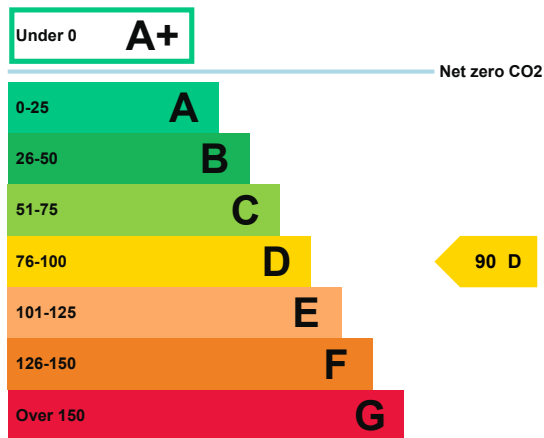
Properties can be let if they have an energy rating from A+ to E.

## 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

30 B

If typical of the existing stock

88 D

## Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Air Conditioning

Assessment level

3

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

85.63

Primary energy use (kWh/m<sup>2</sup> 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	<a href="mailto:surveyors@luisandbell.co.uk">surveyors@luisandbell.co.uk</a>

### 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	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### 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

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# Room Plan

61B High St, Lewes, England

Approximately 1239 sf total

