

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](http://www.eightfold.agency)

# Summary

<b>Available Size</b>	2,419 sq ft
<b>Rent</b>	£40,000 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)

## 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>

## 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

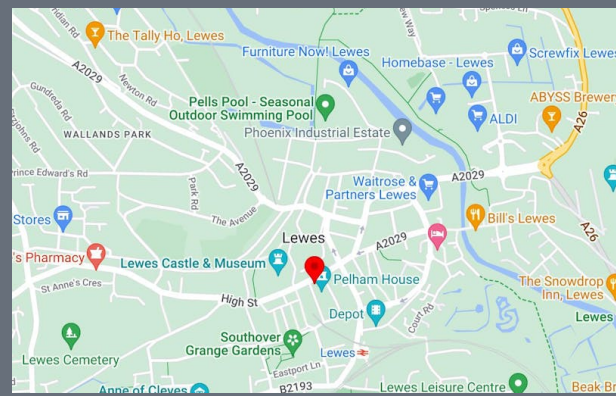
[https://www.instagram.com/p/CxQUmWZolkQ/?utm\\_source=ig\\_web\\_button\\_share\\_sheet](https://www.instagram.com/p/CxQUmWZolkQ/?utm_source=ig_web_button_share_sheet)

## Video

- 3d video -

<https://www.instagram.com/reel/CxQUmWZolkQ/?igshid=MTc4MmMlYmI2M>

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## Get in touch

**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency

**James Hawley**

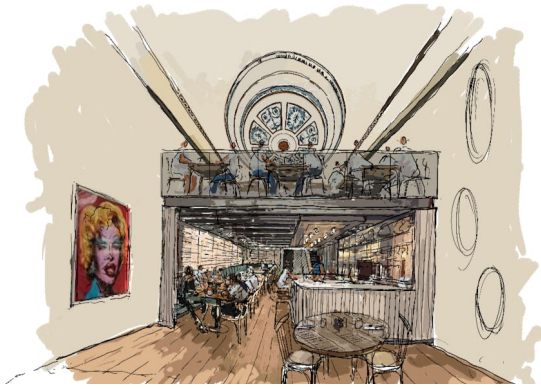
01273 672999 | 07935 901 877  
james@eightfold.agency

**Jack Bree**

01273 672999  
jack@eightfold.agency

## Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 26/05/2024.



# 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

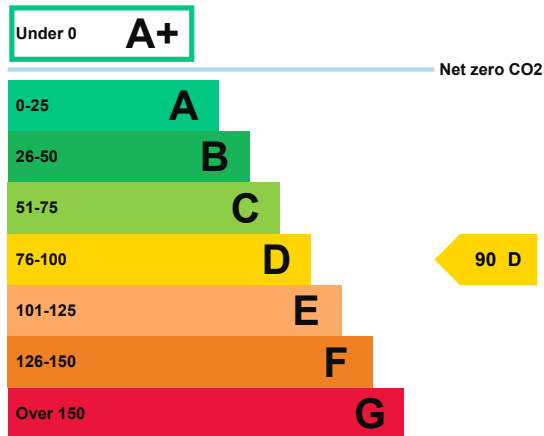
Properties can be let if they have an energy rating from A+ to E.

## 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

