



RESIDENTIAL / RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN / TAKEAWAY TO LET

## 38 WESTERN ROAD

Lewes, BN7 1RP

PRIME TAKEAWAY UNIT WITH 3/4 BEDROOM  
FLAT ABOVE TO LET IN LEWES -RENT £30,000-  
PREMIUM £20,000

465 SQ FT

**Eightfold**  
property

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

# Summary

<b>Available Size</b>	465 sq ft
<b>Rent</b>	£30,000 per annum exclusive of rates, VAT & All other outgoings
<b>Rates Payable</b>	£2,794.40 per annum Based on 2023 valuation. Subject to status, 100% rates relief may be available on this property.
<b>Rateable Value</b>	£5,600
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal costs.
<b>EPC Rating</b>	C (69)

## Description

A prominent mixed use takeaway premises with flat above. The commercial element is arranged over ground floor and basement with a rear yard that provides additional storage. The ground floor comprises the take away collection area with kitchen and yard & storage to the rear. The basement comprises a storage area and a walk-in freezer. The owner has recently obtained planning permission (TBC – lewes planning portal currently down) to extend the flat into the loft (please see attached plans). The flat will be extended and redecorated to provide 3/4 bedroom flat prior to completion.

## Location

The property is situated in a prominent spot on Western Road in Lewes. Lewes is a beautiful, historic town, situated to the northeast of Brighton and northwest of Eastbourne. Nearby occupiers include, F Richards & Sons butchers, St Anne's Pharmacy and various independent pubs and retailers.

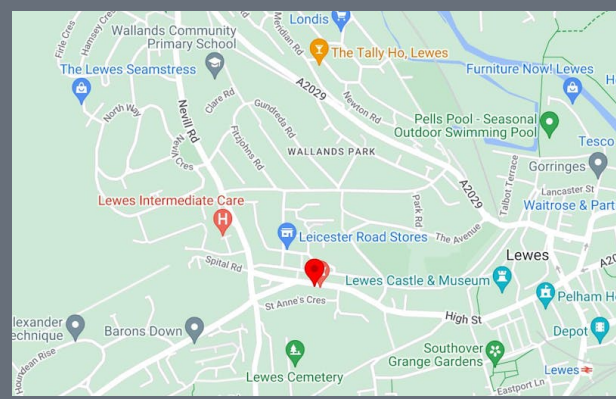
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	171	15.89
Ground	294	27.31
1st - 2nd - 3rd - The current flat to be extended into the loft and re-decorated to provide a 3/4 bedroom flat (plans attached)	600	55.74
<b>Total</b>	<b>1,065</b>	<b>98.94</b>

## Terms

Available by way of a new effective full repairing & insuring lease for a term of 10 years with 5 yearly rent reviews.



## Get in touch

**Jack Bree**

01273 672999  
jack@eightfold.agency

**Max Pollock**

01273 672999 | 07764 794936  
max@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 26/01/2025



# Energy performance certificate (EPC)

38 Western Road  
LEWES  
BN7 1RP

Energy rating

**C**

Valid until:

11 April 2034

Certificate number:

4620-0046-0036-4004-1413

Property type

Restaurants and Cafes/Drinking Establishments/  
Takeaways

Total floor area

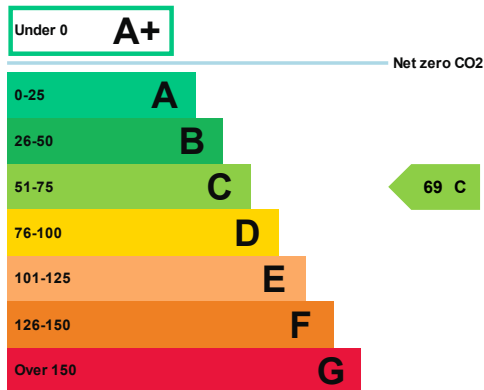
53 square metres

## 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 energy rating is C.



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

21 A

If typical of the existing stock

83 D

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	40.27
Primary energy use (kWh/m <sup>2</sup> per year)	362

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0044-1206-4404-6401-0604\)](#).

## 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	Gary Romaine
Telephone	0800 170 1201
Email	<a href="mailto:gary.r@easyepc.org">gary.r@easyepc.org</a>

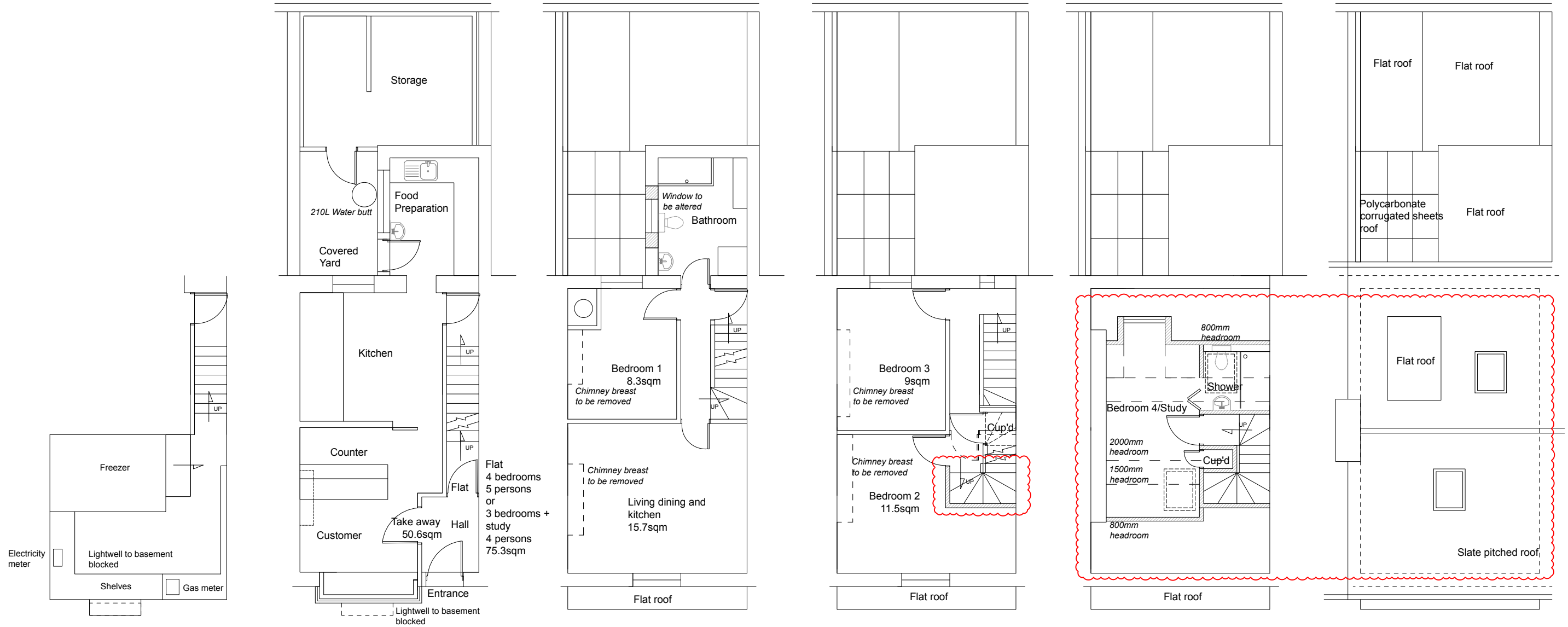
### Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID210142
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 April 2024
Date of certificate	12 April 2024



Basement as proposed

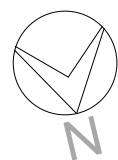
Ground Floor Plan as proposed

First Floor Plan as proposed

Second Floor Plan as proposed

Loft Plan as proposed

Roof Plan as proposed



Scale 1:100



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**CLIENT**

Mr Dong

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 All dimensions to be confirmed on site.

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**PROJECT**

Flat, 38 Western Road  
 Lewes  
 BN7 1RP

**TITLE**

Loft conversion  
 Plans as proposed

**STATUS**

Planning

DATE

October 2023

DRAWN BY

Edward

DRAWING NUMBER

2314

SCALE @ A3

1:100

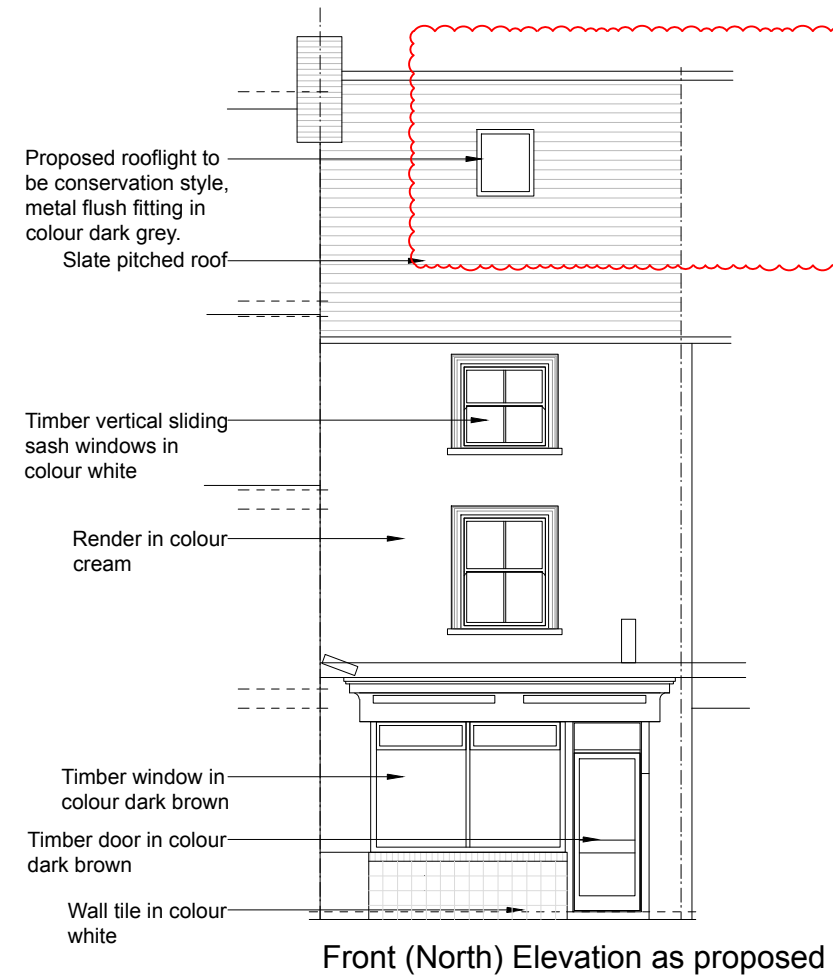
REVIEWED BY

03A

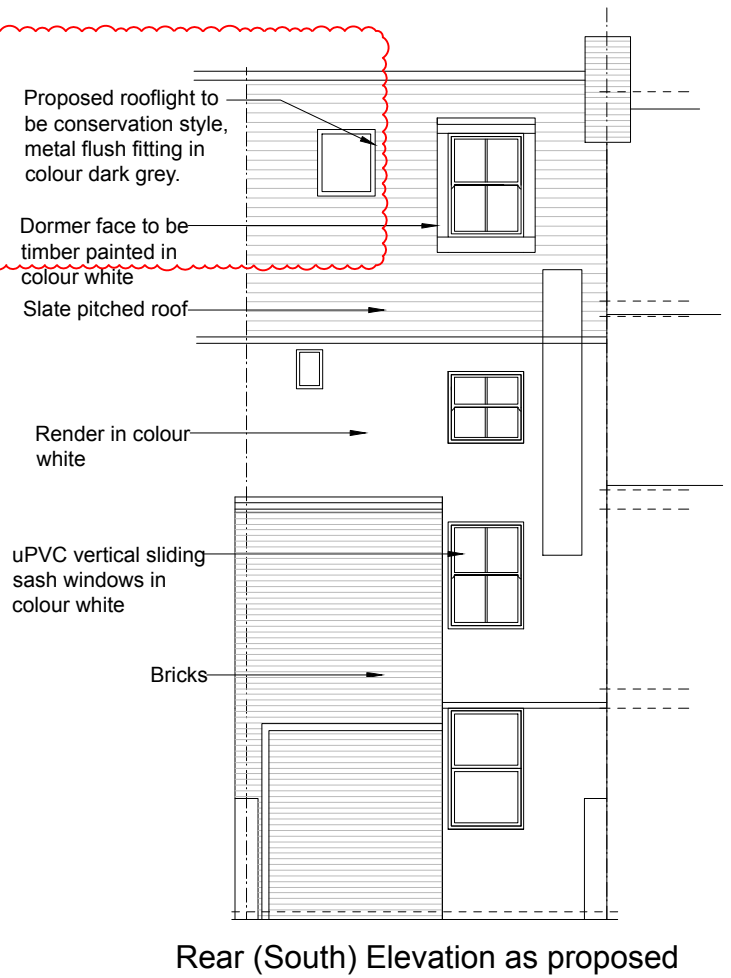
CTB file:

XREF'S:

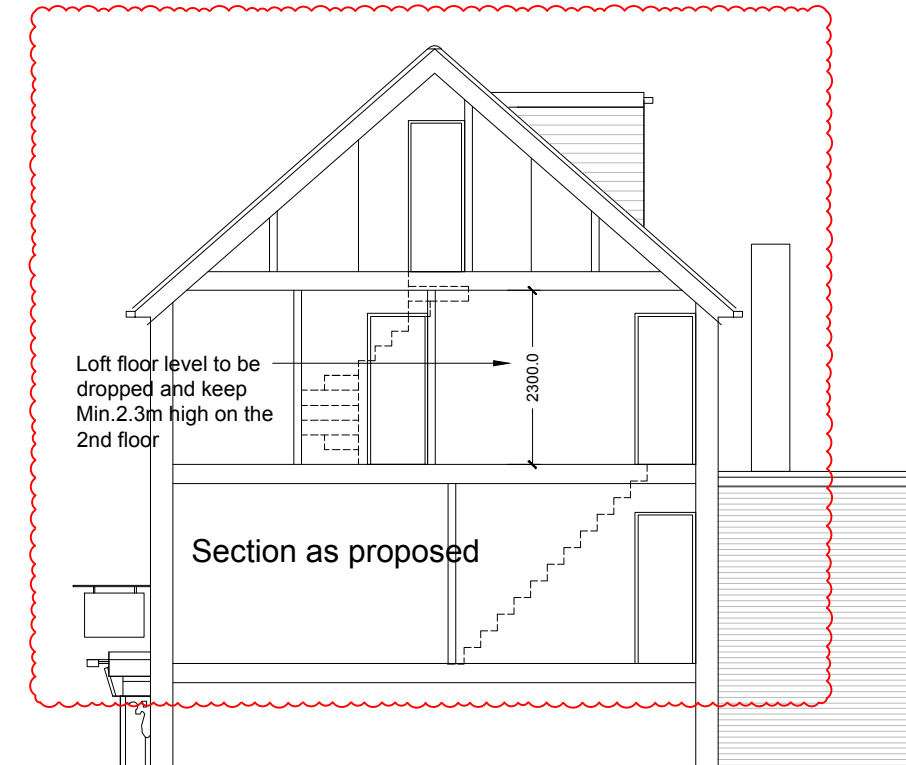
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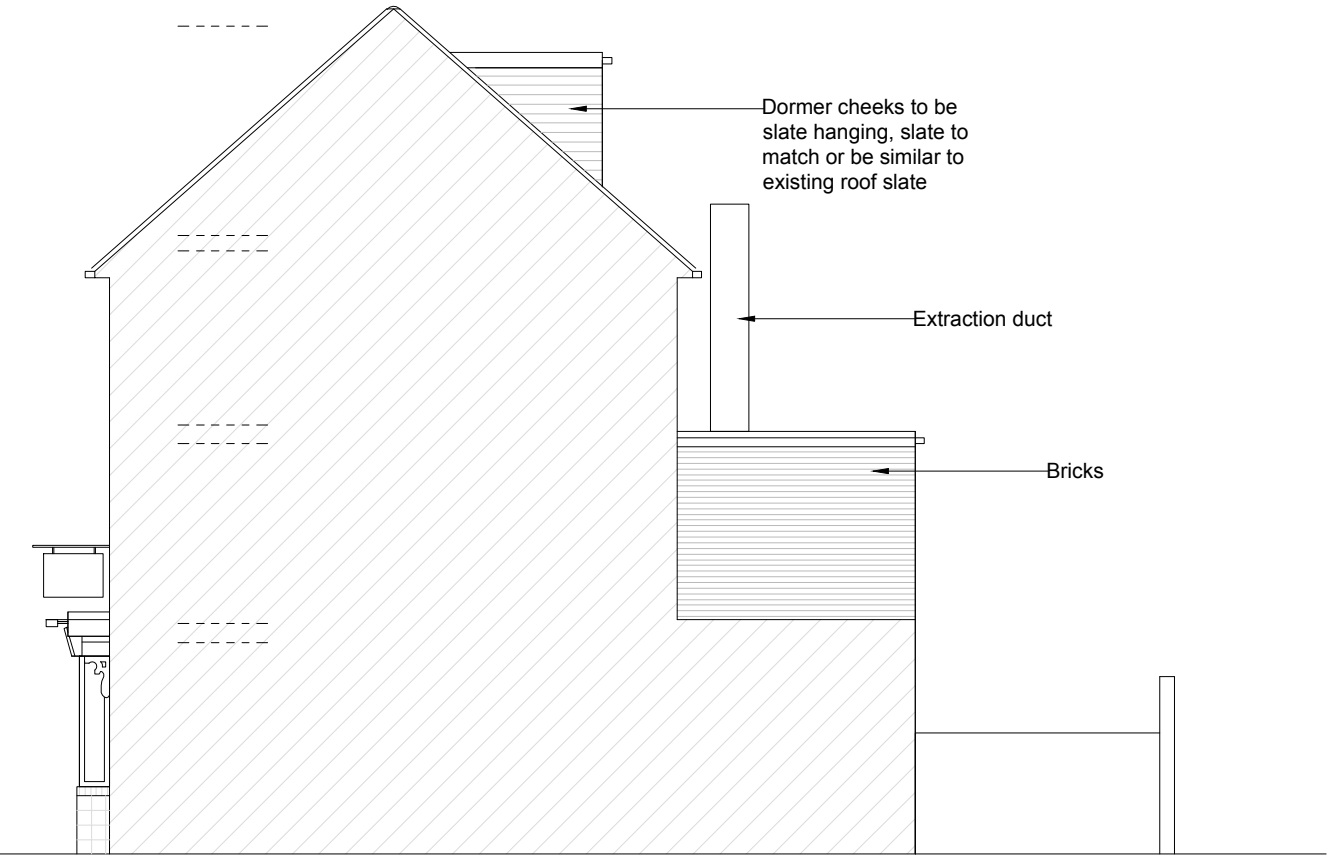
Front (North) Elevation as proposed



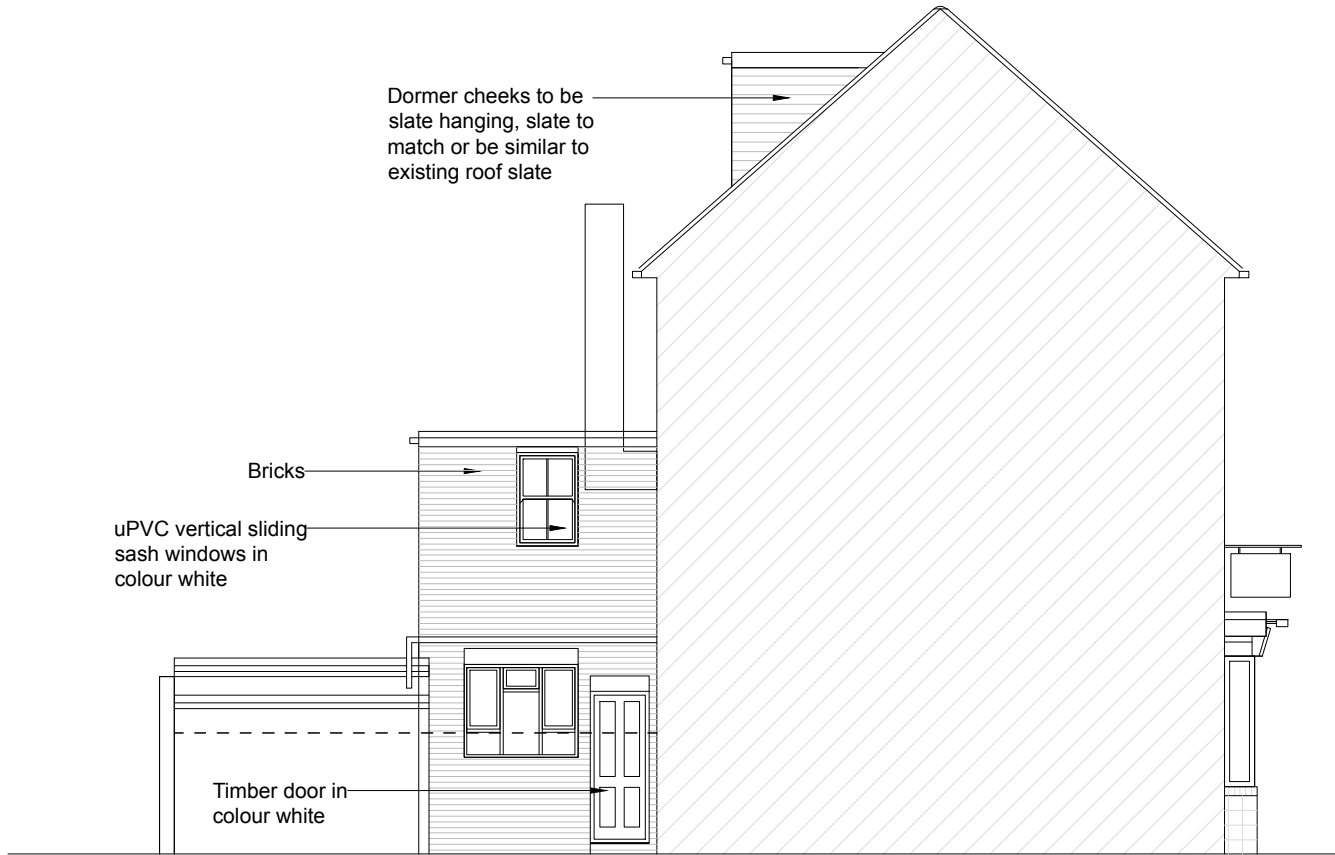
Rear (South) Elevation as proposed



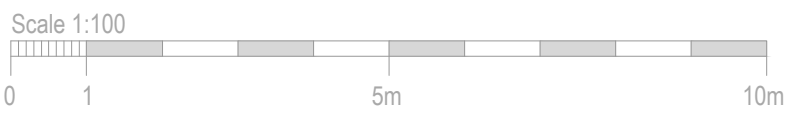
Section as proposed



Side (West) Elevation as proposed



Side (East) Elevation as proposed



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 Elevations as proposed

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