



OFFICE / RESTAURANT / CAFE / RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN TO LET

177 HIGH STREET

Lewes, BN7 1YE

GRADE II LISTED RETAIL UNIT TO LET ON HIGH STREET, LEWES

1,158 SQ FT

Eightfold
property

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

Summary

Available Size	1,158 sq ft
Rent	£23,850 per annum exclusive of rates, service charge, VAT & all other outgoings.
Rates Payable	£9,481 per annum
Rateable Value	£19,000
Service Charge	A service charge will be based on the shared costs of the building. The allocation to the shop will be 50%
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (96)

Description

A Grade II listed character mid-terrace property arranged over ground floor & basement with features including exposed brickwork. The property comprises a sales area, kitchen, W/C and storage over ground floor with further storage space at basement level.

Location

The property is situated on the northern side of the High Street in Lewes at the upper end between The Law courts & Lewes Castle. Lewes Train Station is short walk away whilst nearby occupiers include Caffè Nero, Nationwide, ASK Italian, Cote in addition to an array of other independent occupiers.

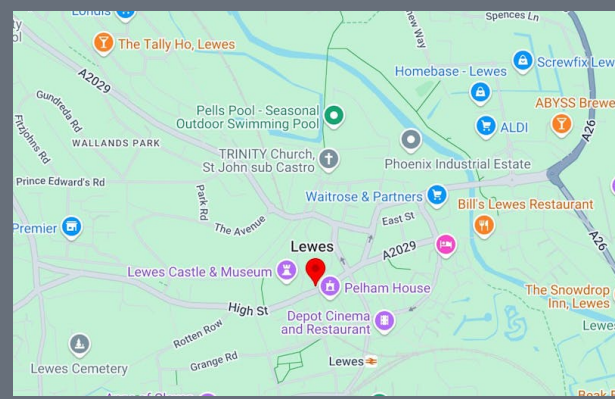
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	723	67.17
Basement	435	40.41
Total	1,158	107.58

Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 5 years. A rent deposit will likely be required subject to status.



Get in touch

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Eightfold Property

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Energy performance certificate (EPC)

177 High Street LEWES BN7 1YE	Energy rating E	Valid until: 27 June 2026
		Certificate number: 0260-4979-0386-2200-3064

Property type **A1/A2 Retail and Financial/Professional services**

Total floor area **105 square metres**

Rules on letting this property

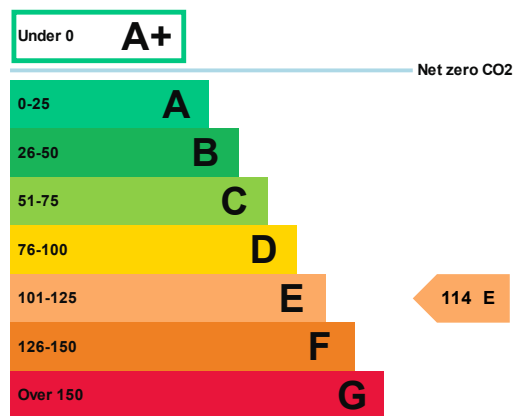
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

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

This property's energy rating is E.

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

28 B

If typical of the existing stock

83 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	77.19

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9426-4006-0768-0300-2925\)](/energy-certificate/9426-4006-0768-0300-2925).

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	Scott Lamont
Telephone	01244 681221
Email	scott@brymauestates.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/008295
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	C6 Energy Performance Consultants
Employer address	Red Hill House, Hope Street, Saltney, Chester, CH4 8BU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 June 2016
Date of certificate	28 June 2016

177 High Street Lewes

Not to scale, measurements given for guidance purposes only & should not be relied upon

Ground floor

