



FREEHOLD FOR SALE

RARE TOWN CENTRE FREEHOLD FOR SALE WITH VACANT POSSESSION
190 High Street, Lewes, East Sussex, BN7 2NA £1,800,000

SHW

**Lewes
Estates**
LAND & NEW HOMES

**MAKING
PROPERTY
WORK**
SHW.CO.UK

PRICE | £1,800,000 FREEHOLD

DESCRIPTION

- Two inter-linked Grade II Listed buildings each with their own distinct façade.
- Extremely rare opportunity in prime town centre location.
- Left hand side building is arranged over 3 floors and a basement, right hand side arranged over 2 floors plus basement.
- GIA - 10,756 sq ft total.
- Site Area – 0.16 acres (0.06 ha)
- Formerly occupied by Barclays Bank UK plc.
- To be sold with Vacant Possession.

LOCATION

- Affluent and historic Sussex town of Lewes on the River Ouse within the South Downs National Park.
- Prime and very prominent position. Lewes station just down Station Street 5 minutes away providing a regular rail service to London terminals via Gatwick and to Brighton in three stops.
- Located 34 miles from the M25, 9 miles from Brighton, and just off the A27 dual carriageway which links to the A23/M23 corridor.

OPPORTUNITY

- Scope for alternative uses including residential to form flats, houses or a mix STPP.
- Suitable for owner occupiers, investors and builders/developers.

PRICE

£1,800,000 Freehold.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

As the properties are Listed they are exempt from requiring EPCs.

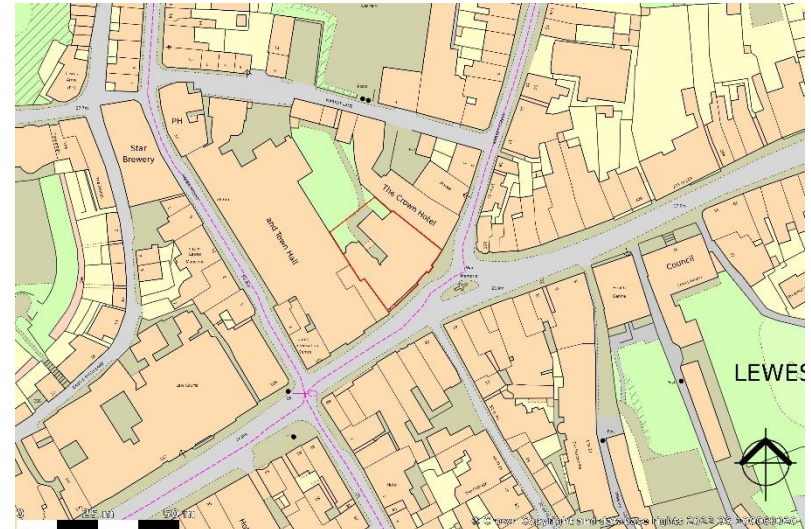
ACCOMMODATION (GIA)

	SQ FT	SQ M
LEFT HAND BUILDING		
Second Floor	934	86.77
First Floor	972	90.3
Ground Floor	1,906	177.07
Basement	977	90.76
RIGHT HAND BUILDING		
First Floor	2,373	220.45
Ground Floor	2,817	261.7
Basement	777	72.18
TOTAL (BOTH BUILDINGS)	10,756	999

DATA ROOM

To view the data room [Click Here:](#)

- Title Documents
- Floor Plans
- Photos
- Asbestos Report



Peter Coldbreath t: 07850 518 269

Harry Speed t: 07714 690 431

Rob Nettleton t: 07889 180 424

Robin Smith t: 01273 477 377

e: pcoldbreath@shw.co.uk

e: hspeed@shw.co.uk

e: rob.nettleton@lewesestates.co.uk

e: robin.smith@lewesestates.co.uk

www.lewesestates.co.uk



SOCIAL

Follow us on twitter @
SHWProperty