



**TO LET**

The Old Coach House  
Castle Ditch Lane, Lewes, BN7 1YJ





## Key Features

- Newly constructed and finished to a high standard
- Located in the heart of Lewes town centre just off the High Street
- Accommodation arranged over 3 storeys
- Currently office accommodation
- Potential for alternative uses (s.t.p)
- Shower facilities
- Seeking one tenant for the whole
- Rental of £28,000 per annum





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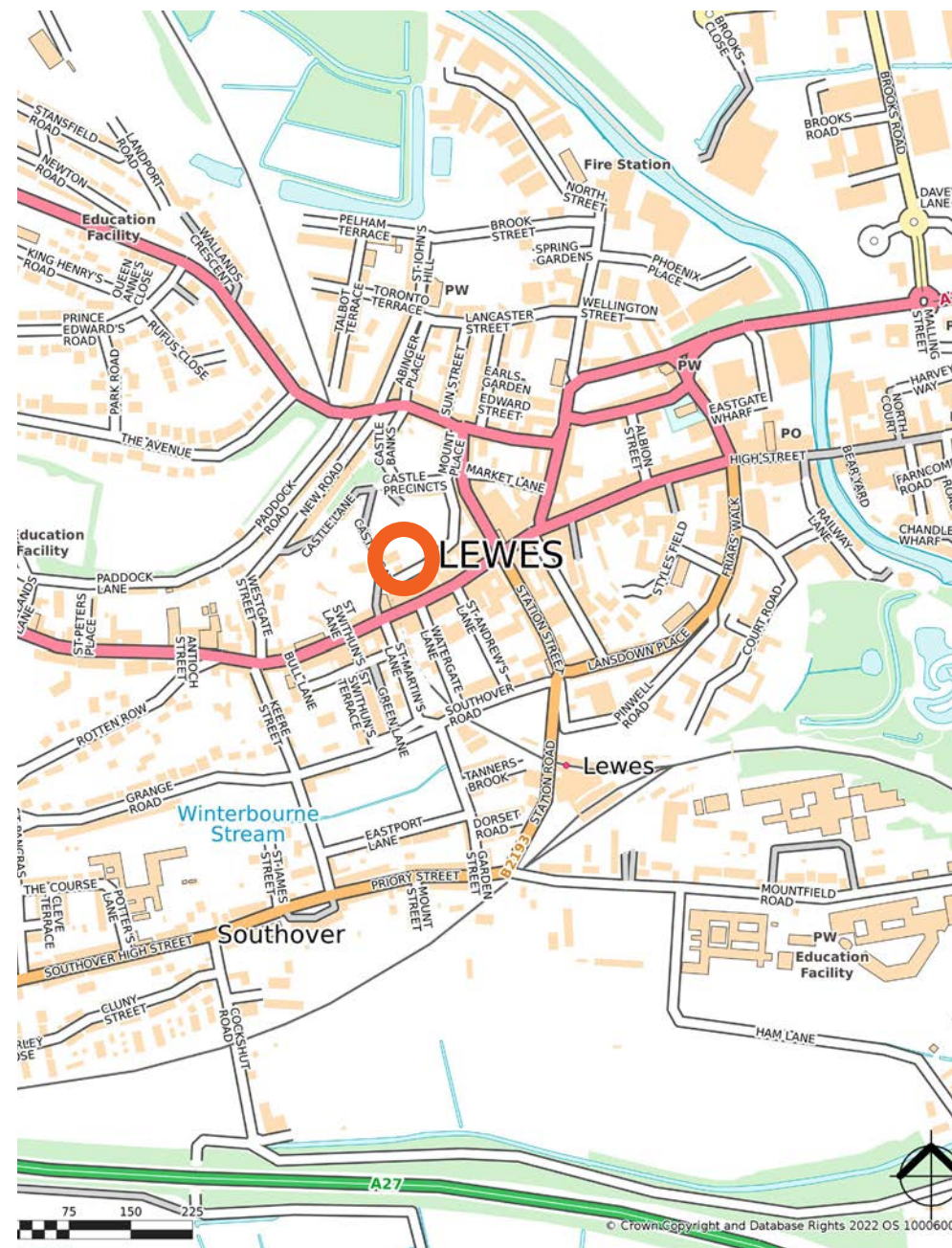
## Location & Situation

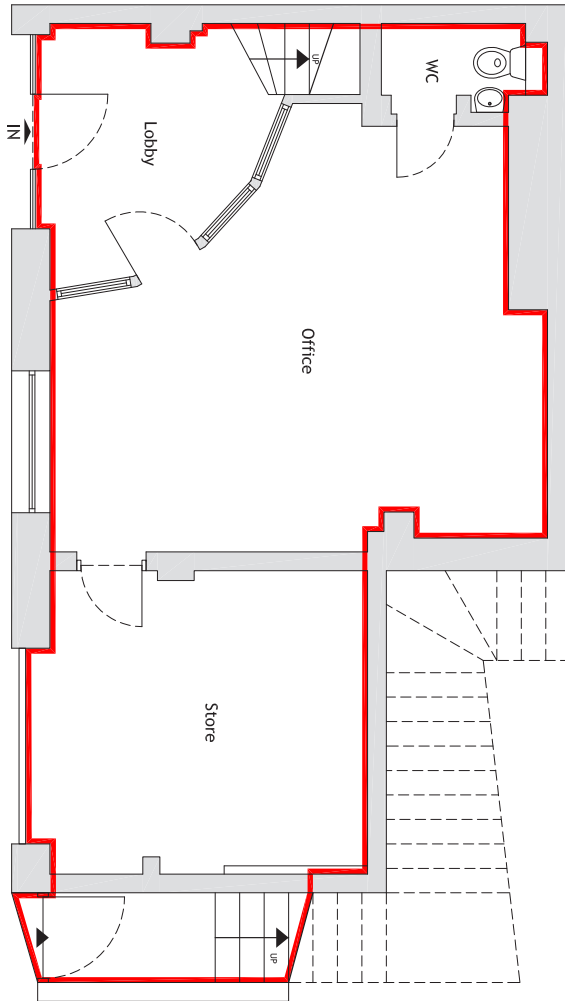
The property is situated on the northern side of Castle Ditch Lane in Lewes town centre.

Castle Ditch Lane is accessed via Castle Precincts backing onto The Maltings Car Park and there is also a pedestrian walkway from the High Street.

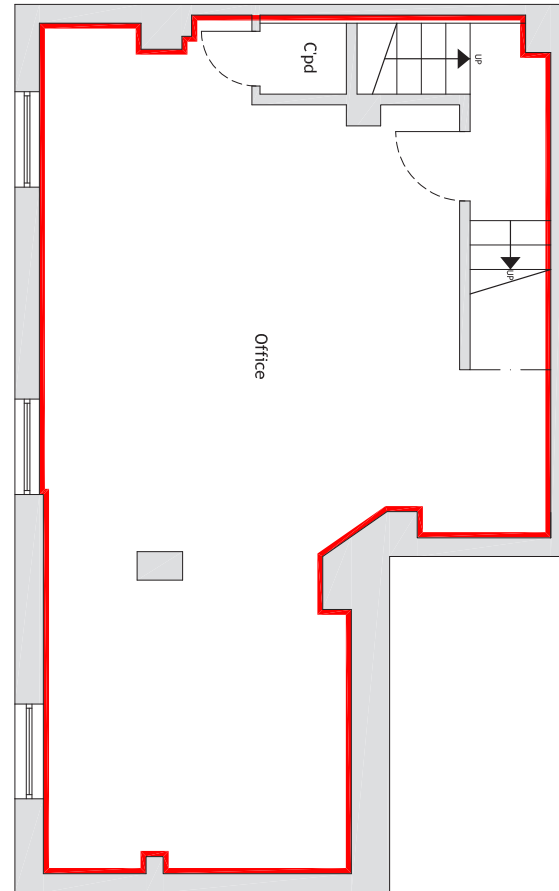
The High Street lies just 20 metres to the south, which provides a good range of shops, services, café's & restaurants.

The A26 lies within 0.5km of the property which provides access to the A27 and national road network. Lewes Station is 500m to the south west of the property.

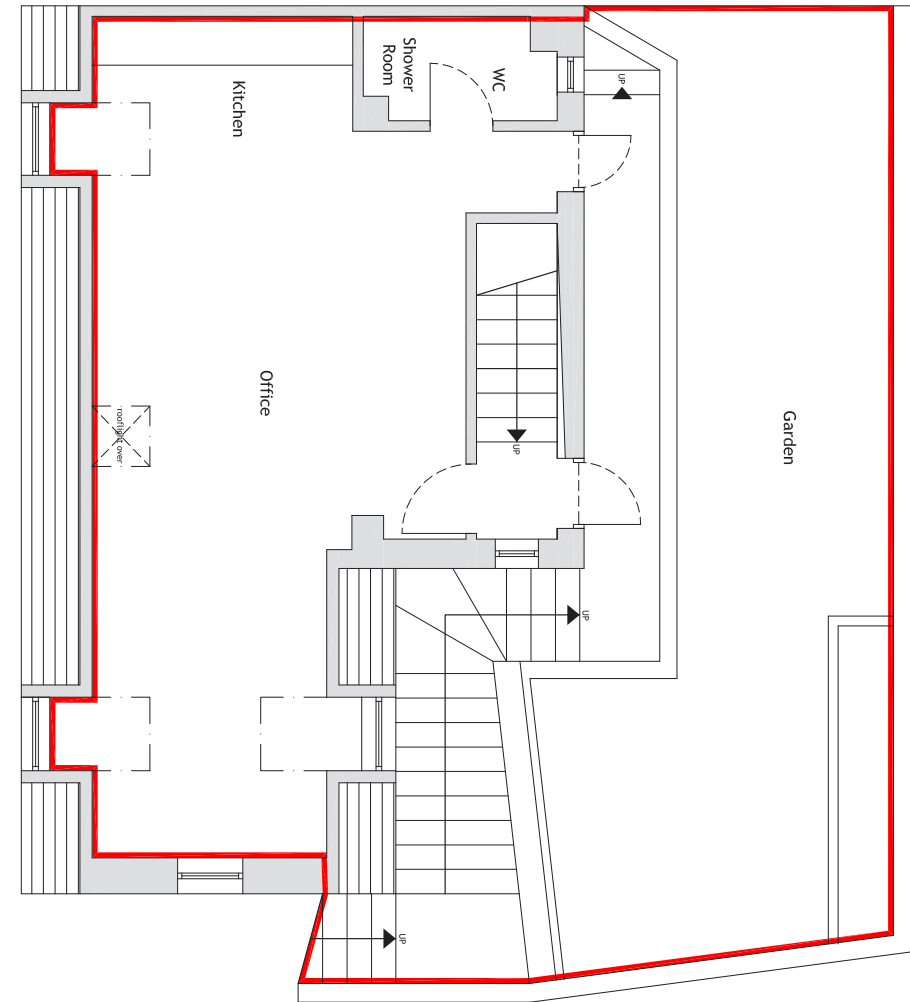




**+00** Ground Floor Plan



**+01** First Floor Plan



**+02** Second Floor Plan





## Description & Accommodation

The property is a 3 storey office building with good floor to ceiling height and self-contained front and rear entrances.

The specification to the property is finished to a high standard and includes the following:

- Gas central heating
- LED lighting
- New vinyl flooring to be installed on the ground floor, toilet and kitchen areas
- New carpet to be installed on the 1st & 2nd floors
- 1x WC's on ground floor
- 1x Kitchen on the 2nd floor
- Double Glazed windows & doors
- Good floor to ceiling height
- New fire alarm
- New intruder alarm
- Separate garage store included
- Shower facilities
- Rear courtyard available following extensive works

The property has the following approximate IPMS Office 3:

Floor	Sq Ft	Sq M
Ground	541 sq ft	50.23 sq m
First	537 sq ft	49.88 sq m
Second	446 sq ft	41.45 sq m
<b>Total</b>	<b>1,524 sq ft</b>	<b>141.56 sq m</b>





## Rateable Value

Ratable Value 2017:

- Ground Floor £3,100
- 1st Floor £5,900
- 2nd Floor £3,650

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## EPC

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## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





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## Terms

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed and at a rental of £28,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

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Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

February 2022

