



FOR SALE / TO LET

**The Old Racecourse
Lewes, BN1 1UR**



Key Features

- Mixture of commercial and residential buildings
- Investment opportunity
- Picturesque setting within the South Downs National Park
- Income producing
- Suitable for a variety of uses (STP)
- Price £2,250,000





Location

Nestled in the heart of the South Downs National Park, Lewes is a vibrant and historic market town, renowned for its unique character and strong sense of community.

The town is celebrated for its wide variety of independent boutiques, antique shops, and artisan retailers, which draw both locals and visitors from across the region.

Lewes hosts a popular monthly farmers' market, showcasing local produce and crafts, alongside a thriving mix of cafés, traditional inns, pubs, and restaurants, offering something for every taste.

National occupiers such as New Look, Mountain Warehouse, Lloyds Bank, Pizza Express, Waitrose, and Tesco sit comfortably alongside the town's independent offering, ensuring a healthy mix of convenience and character. Cultural attractions, including the acclaimed Depot Cinema, further enhance Lewes as both a place to live and a destination to visit.

Brighton lies just eight miles to the south and is easily accessible via regular bus and train services



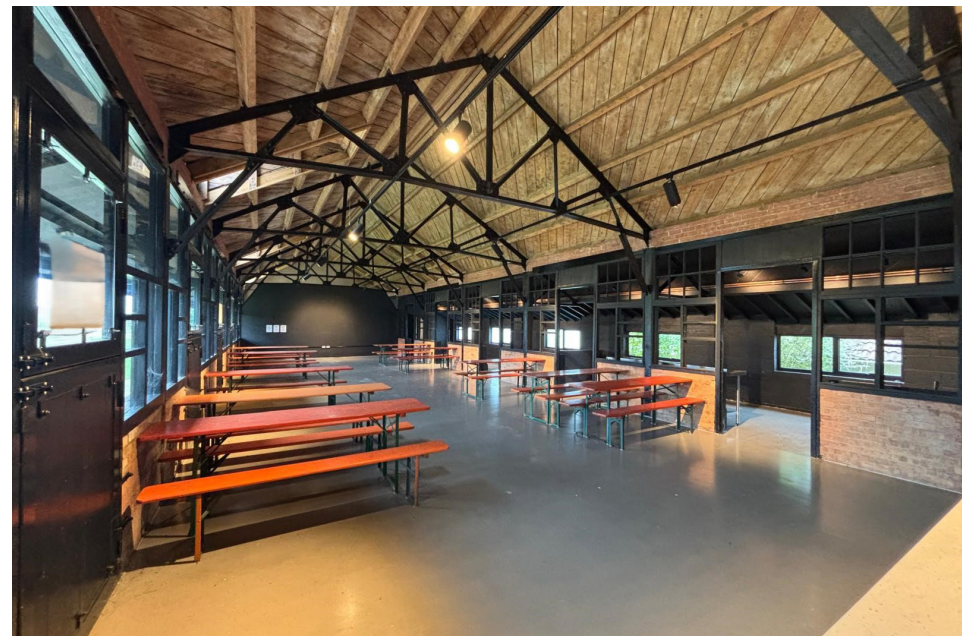


Description

The Old Racecourse is a landmark of Lewes' rich history, dating back to 1730. For more than two centuries it played a vital role in sustaining the local economy and became a fashionable social hub. Royalty, celebrities, and racing legends were among its regular visitors until the racecourse's closure in 1964.

Formed from the historic 'bookies' halls, which were converted into stables following the racecourse's closure, the Totalisator Building now benefits from planning consent for a versatile mix of uses: F1(e) exhibition space, E(b) café use, and a Sui Generis 'bunkhouse'. The building has already hosted exhibitions and operated as a café/bar serving walkers, runners, cyclists, riders and families exploring the South Downs.

Stable doors have been retained, allowing for an equestrian use to be reintroduced if desired. The commercial accommodation spans the footprint of five former cottages, positioned between two existing cottages at the southern end and one at the northern end.





Tenancies

Property	Description	Measurements*	Tenure/Income
Manhattan Cottage 1	2 bedroom end of terrace cottage	80 sq m / 859 sq ft	Let on a 6 month AST agreement from May 2025 with a rent of £1,650 pcm
Manhattan Cottage 2	3 bedroom end of terrace cottage	97 sq m / 1,044 sq ft	Let on a 12 month AST agreement from May 2025 with a rent of £1,750 pcm
Bunkhosue	Sui Generis bunkhouse with a holiday let restriction (to be built out by the purchaser as it is currently in an unfinished state).	102.54 sq m / 1,104 sq ft	Vacant - Available to let by way of a new full repairing and insuring lease at a commencing rent of £15,000 per annum.
Exhibition & Café Space	The building has planning consent for a mixture of F1(e) exhibition space and E(b) café.	230.19 sq m / 2,478 sq ft	Vacant - Available to let by way of a new full repairing and insuring lease at a commencing rent of £30,000 per annum.
Grooms Cottage	3 bedroom end of terrace cottage with outbuildings. Potential to extend into the adjoining car port and garage (STP).	106 sq m / 1,140 sq ft Car port and Garage 41 sq m / 445 sq ft	Let on a 12 month AST agreement from June 2025 with a rent of £1,750 pcm

*All measurements are approximate.



Terms

Freehold for sale subject to the benefit of the existing lease with offers invited in the region of £2,250,000 (two million two hundred and fifty thousand pounds).

Business Rates / Council Tax

Manhattan Cottage 1:	Council Tax Band A
Manhattan Cottage 2:	Council Tax Band B
Bunkhouse:	TBC
Exhibition & Café Space:	TBC
Grooms Cottage:	Council Tax Band A

EPC

Manhattan Cottage 1:	C – 73
Manhattan Cottage 2:	C – 73
Bunkhouse:	TBC
Exhibition & Café Space:	TBC
Grooms Cottage:	C - 77





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VAT

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

Legal Fees

Each party to bear their own legal costs incurred.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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Flude Property Consultants 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 Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

