CD Clifford Dann

chartered surveyors & estate agents

Howard Cottage
Broomans Lane
High St
Lewes

FREEHOLD OFFICE
FOR SALE
£339,950
68m2 (732 sq ft)

Albion House, Albion Street, Lewes, East Sussex BN7 2NF
F 01273 407920
T 01273 477022
E jgroves@clifforddann.co.uk

RICS

Commercial and Business • Residential Agents • Transfer Agents
Valuers • Auctioneers. •. Planning & Development Advisers
Building Surveyors • Property Management

Clifford Dann and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of or consultant to Clifford Dann has the authority to make representation or warranty in relation to this property.

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LOCATION

Lewes is the County Town of East Sussex and situated approximately 8 miles to the North East of Brighton & Hove. Lewes is a thriving town with an affluent population of approaching 25,000 and a district catchment population of over 90,000. The town has a comprehensive bus service and mainline train station with direct links to London (66 mins) and Brighton (16 mins).

DESCRIPTION

The premises, which are situated in Broomans Lane off the High Street are a two storey building with a basement. There is a bathroom with bath/shower, hand basin & WC.

* Gas central heating
* Fitted Kitchen
* Fully carpeted

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ACCOMMODATION

The property comprise:

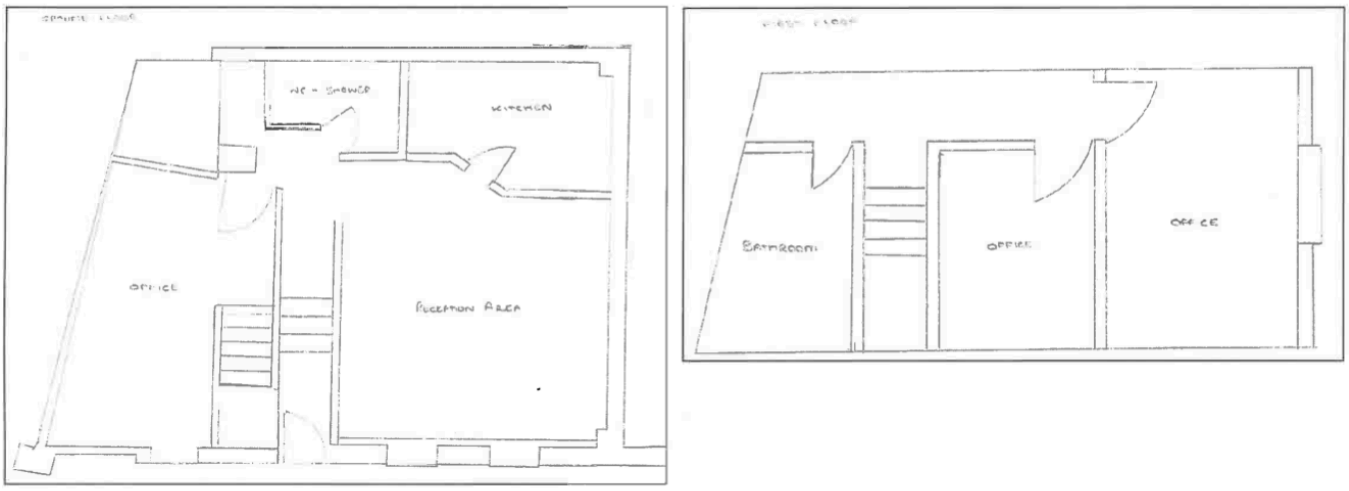
GROUND FLOOR

Office 1	207 sq ft	19.2 sq m
Office 2	81 sq ft	7.5 sq m
Kitchen	61 sq ft	5.67 sq m
WC & Shower		

FIRST FLOOR

Office 3	69.3 sq ft	6.43 sq m (Height min 1.5m)
Office 4	125.3 sq ft	11.64 sq m (Height min 1.5m)

BASEMENT 186 sq ft 17.3 sq m



Ground floor and first floor, not to scale.

RATES

Rateable Value: £6825.

LEGAL FEES

Each party to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

C

VAT

We understand the property has not been elected for VAT.

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PRICE

On application.

VIEWING

For further information or to arrange an inspection please contact sole agents:-

JIM GROVES
CLIFFORD DANN
Direct line: 01273 407920
Email: jgroves@clifforddann.co.uk

CODE OF PRACTICE ON COMMERCIAL LEASES
Please be aware that the Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before entering into or signing a business tenancy or lease agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

Neither the Lessor nor the Agents gives or implies any warranty that the premises are fit for any particular use or that they comply with any relevant regulation or statutory requirement. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The tenant is advised to obtain verification from their Solicitor or Surveyor before proceeding.

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