

20-21 High Street,
Lewes, East Sussex BN7 2LN

Freehold Retail Investment

Lot 37

£70,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	289.76 sq m (3,119 sq ft)	STEAMER TRADING LIMITED	10 years from completion	£70,000	Fifth year
Basement	Ancillary	25.17 sq m (271 sq ft)	STEAMER TRADING LIMITED	10 years from completion		
First (part)	Office	Not measured	BERWICK HILL PROPERTIES LIMITED	126 years from 31/07/2018	Peppercorn	
First (part), Second & Third	Residential	Not measured	BERWICK HILL (LEWES) LIMITED	126 years from 31/07/2018	Peppercorn	
Total Commercial Area:		314.93 sq m (3,390 sq ft)			£70,000	

(1) Steamer Trading Ltd (Company No. 03806750) is the UK's leading specialist cook shop retailer established some 31 years ago, still family owned and now trading from 42 stores nationwide (Source: www.steamer.co.uk 14/06/2018).

Key Details

- Let to Steamer Trading Limited on a new 10 year lease
- Historic and affluent East Sussex town
- Nearby occupiers include Pizza Express, WH Smith, Boots and Halifax

Location

Miles: 8 miles north-east of Brighton
23 miles south-west of Tunbridge Wells
Roads: A26, A27, M23, M25 (Junction 7)
Rail: Lewes Railway Station
Air: London Gatwick Airport

Situation

Lewes is a historic and affluent East Sussex town situated 8 miles from Brighton, located on the south coast. The property occupies a prominent position on High Street on the main retailing pitch. Nearby occupiers include Pizza Express, WH Smith, Boots and Halifax.

Description

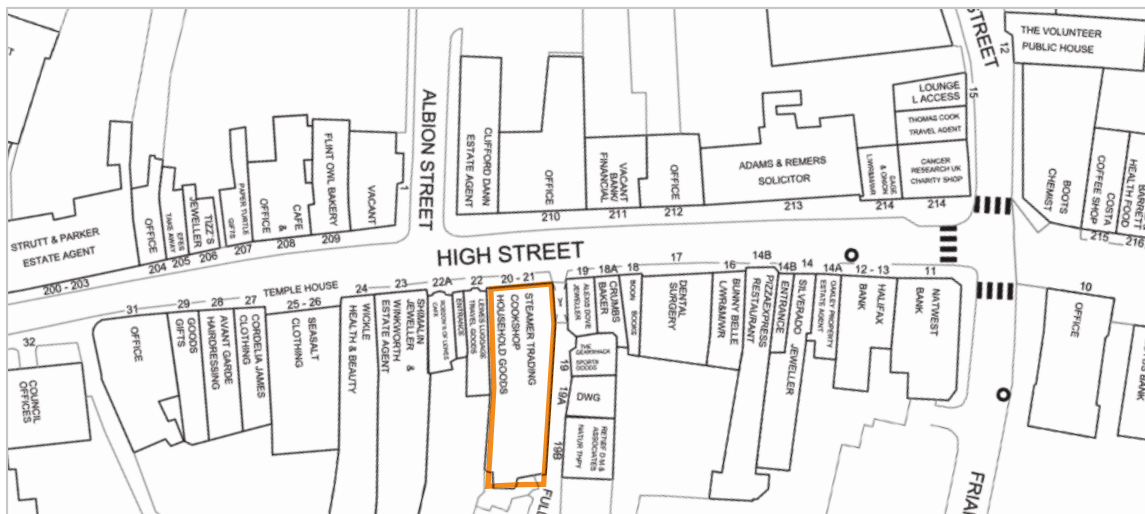
The property comprises a ground floor retail unit with basement ancillary accommodation. The upper floors have been let on a long lease.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Gwen Thomas
+44 (0)20 7034 4857
gwen.thomas@acuitus.co.uk

Acuitus
Georgina Roberts
+44 (0)20 7034 4863
georgina.roberts@acuitus.co.uk

Associate Auctioneer:
Reid Rose Gregory
Bill Stephens
+44 (0)20 7518 1527
bstephens@rg.co.uk



Seller's Solicitors: Keystone Law
Stephen Kingsley
+44 (0)20 7118 8119
stephen.kingsley@keystonelaw.co.uk