

**THE OLD COACH HOUSE  
CASTLE DITCH LANE  
LEWES BN7 1YJ**

**TO LET**



**NEWLY CONSTRUCTED OFFICE BUILDING  
POTENTIAL FOR ALTERNATIVE USES (STP)  
141.5 SQ M (1,524 SQ FT) NIA**





## Key Features

- Newly constructed and finished to a high standard.
- Located in the heart of Lewes town centre just off the High Street.
- Three storey building.
- Currently office accommodation.
- Potential for alternative uses (subject to planning).
- Shower facilities.







## 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.





## Description

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:

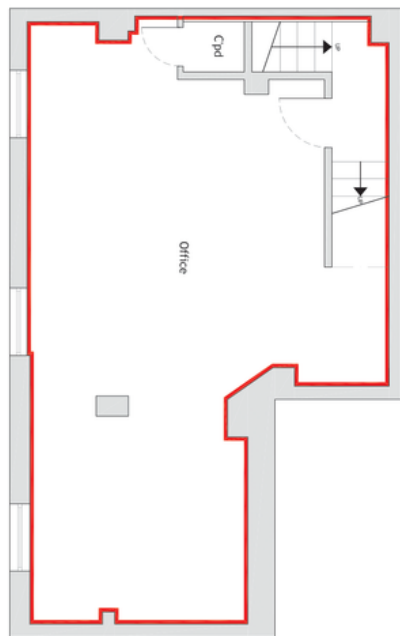
- Gas central heating
- LED lighting
- New vinyl flooring on the ground floor, toilet and kitchen areas
- New carpet on the 1st & 2nd floors
- WC's on ground floor
- Kitchen on 2nd floor
- Double Glazed windows & doors
- Good floor to ceiling height
- New fire alarm
- New intruder alarm
- Separate garage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

## Accommodation

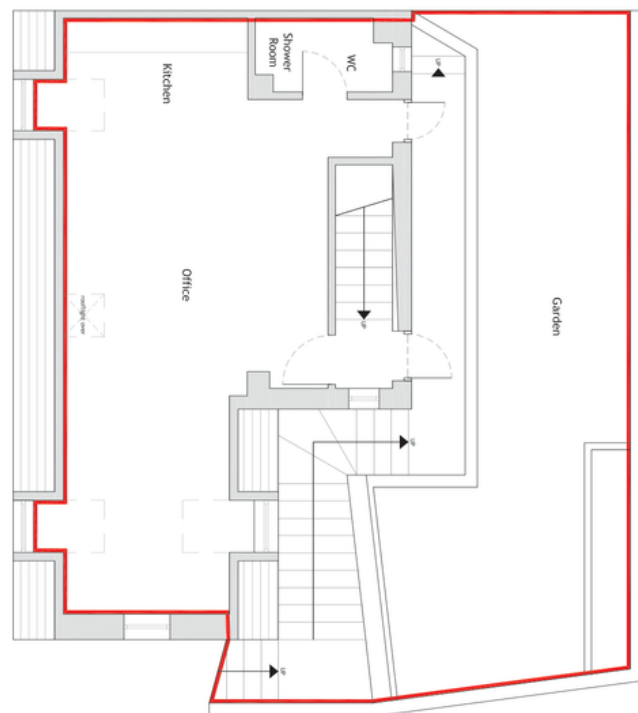
Floor	sq ft	sq m
Ground	541 sq ft	50.2 sq m
First	537 sq ft	49.9 sq m
Second	446 sq ft	41.4 sq m
<b>Total</b>	<b>1,524 sq ft</b>	<b>141.5 sq m</b>



**+00** Ground Floor Plan



**+01** First Floor Plan



**+02** Second Floor Plan

## Rateable Value

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

## EPC

Certificate No: 0287-3770-7474-9512-9093.

The energy efficiency rating for this property is B 38.





## 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.





## Terms

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

## Rent

On application.

## VAT

We are advised that VAT is not chargeable on the rental outgoings.

## Legal Costs

Each party to be responsible for their own legal costs incurred.







## Viewing & further info

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