

For Sale

**36-38 Friars Walk Lewes
BN7 2PB**

22,816 ft² 2,119.6 m²



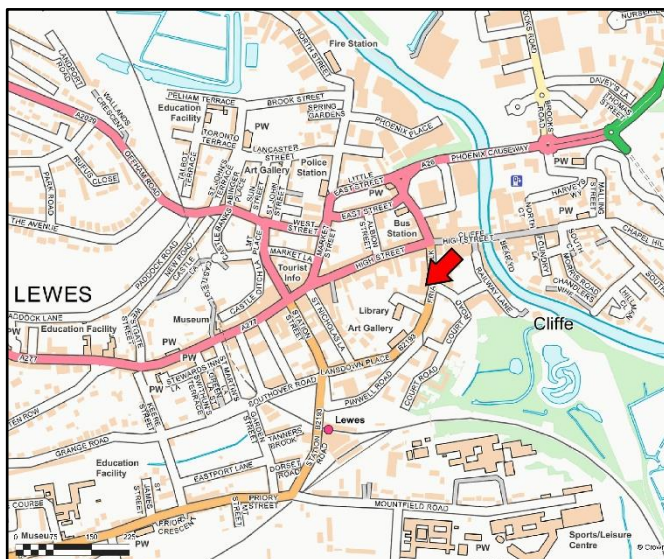
Town Centre, three storey office building with 64 on-site car parking spaces.

Suitable for office, training/educational and medical uses or conversion to residential, subject to planning.

Available with vacant possession from Mid October 2022.

Location

The property is situated on Friars Walk in the centre of Lewes opposite the Premier Inn. Lewes is a busy and affluent market town with a population of approx. 17,000, located some 9 miles north east of Brighton on the A27 trunk road.



Description

The building is a purpose built office originally constructed in 1990 as the headquarters of the Southdown Building Society. The building is arranged over 3 floors in a L shaped block with the main wing fronting the public highway. The building is of steel frame under a tile covered pitched roof with brick elevations. Windows are double glazed, set in powder coated aluminum frames.



Undercroft car parking.

Internally the specification is typically plastered and decorated walls, acoustic tiled suspended ceilings and solid floors with carpet tile coverings. The accommodation is centrally heated, with comfort cooling to the ground floor only. Lighting is by way of recessed fluorescent strips and power and IT distribution via a mix of perimeter, pillar and floor trunking

There are male and female wc's and kitchen facilities on each floor.

The property has a single main staircase off the reception area and an 8 person passenger lift

There are a total of 64 car parking spaces arranged in the undercroft area and rear surface car parking which is accessed from either a carriage entrance from Friars Walk beneath the adjacent building or the access road running to the side of the property.

Accommodation

The property has been measured as office accommodation and was found to provide the following approximate areas.

| | | |
|-----------------|---------------------|----------------------|
| Ground floor | | |
| Offices | 5,535 sq ft | 514.20 sq m |
| Reception | 255 sq ft | 23.68 sq m |
| Stores | 27 sq ft | 2.51 sq m |
| First Floor | | |
| Offices | 9,101 sq ft | 837.03 sq m |
| Store | 40 sq ft | 3.72 sq m |
| Second Floor | | |
| Offices | 7,522 sq ft | 698.79 sq m |
| Kitchen | 135 sq ft | 12.54 sq m |
| Area under 1.5m | 292 sq ft | 27.12 sq m |
| TOTAL | 22,816 sq ft | 2,119.59 sq m |



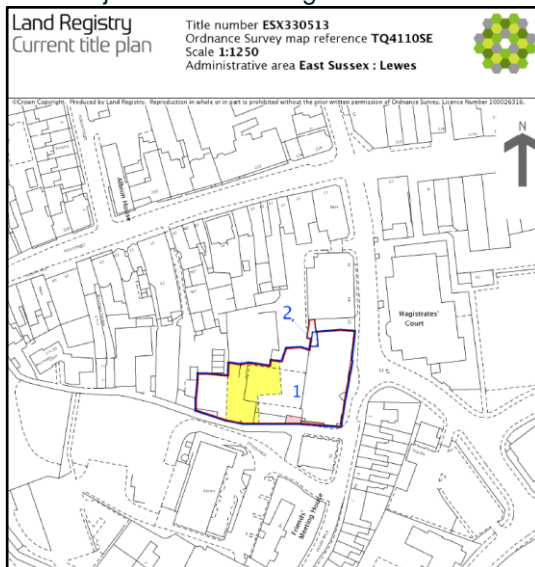
Front entrance on Friars Walk

Planning

The property is situated within a Conservation Area and is over 1500 sq m and therefore Prior Approval is not a planning option that can be followed. The adjacent property has been converted to a mixed-use building which includes residential use and there has been residential development undertaken immediately to the rear of the property. Purchasers are advised to make their own enquiries of the local planning Authority Lewes District Council. 01273 471600.

Tenure

The property is available to purchase freehold, and vacant possession can be offered in mid October 2022 when the current lease to the NHS expires. The vendors would consider completing an earlier sale subject to the existing lease.



Guide Price

Offers invited in excess of £5million for the freehold with the benefit of vacant possession. The vendors are prepared to consider offers which are conditional on planning.

VAT

VAT is applicable to the purchase price.

Advice to Purchasers

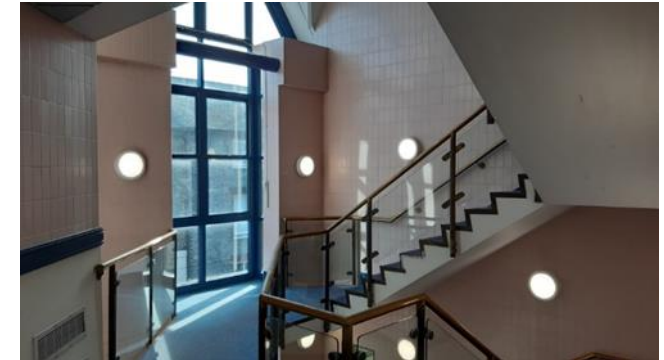
Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Graham + Sibbald are required to undertake and complete customer due diligence on the purchaser as soon as heads of terms are agreed and prior to exchange.



Typical office floor accommodation

Business Rates

The premises are currently assessed as Offices and Premises with a Rateable Value of £175,000.



Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

Energy Performance Certificate

The property has a current EPC rating of E116. A copy of the EPC is available on request

Viewing and Further Information

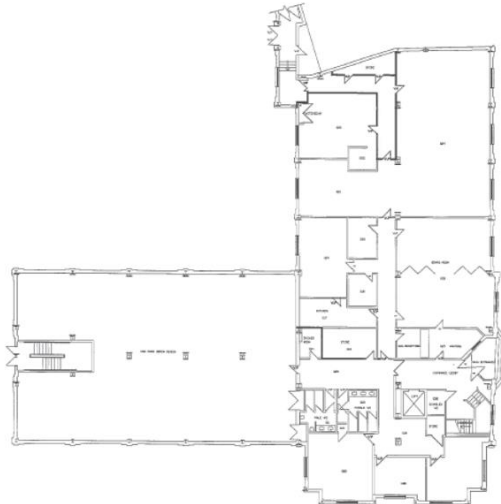
For further information or to arrange an inspection, please contact:

Jill Howells, Graham + Sibbald
07721 387 728 • jill.howells@g-s.co.uk

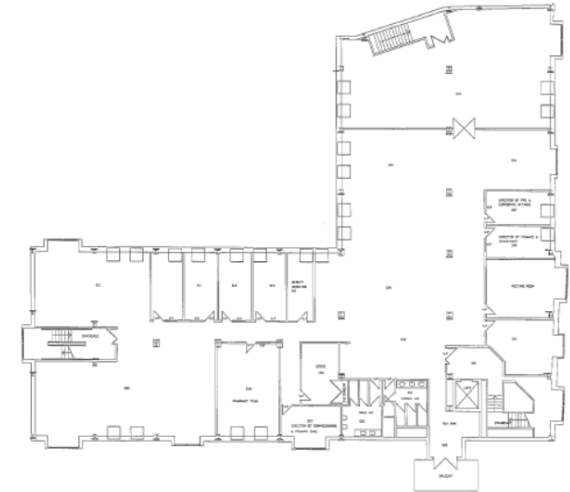
Or

Ed Deslandes, Flude Property Consultants
01273 727070 • e.deslandes@flude.com

Date June 2022

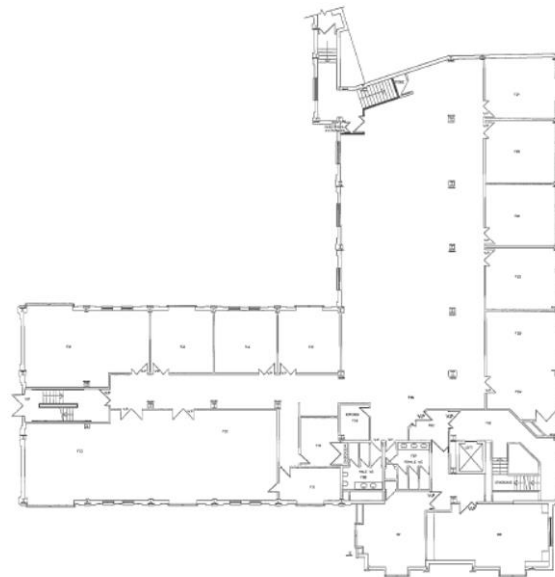


EXISTING GROUND FLOOR PLAN.



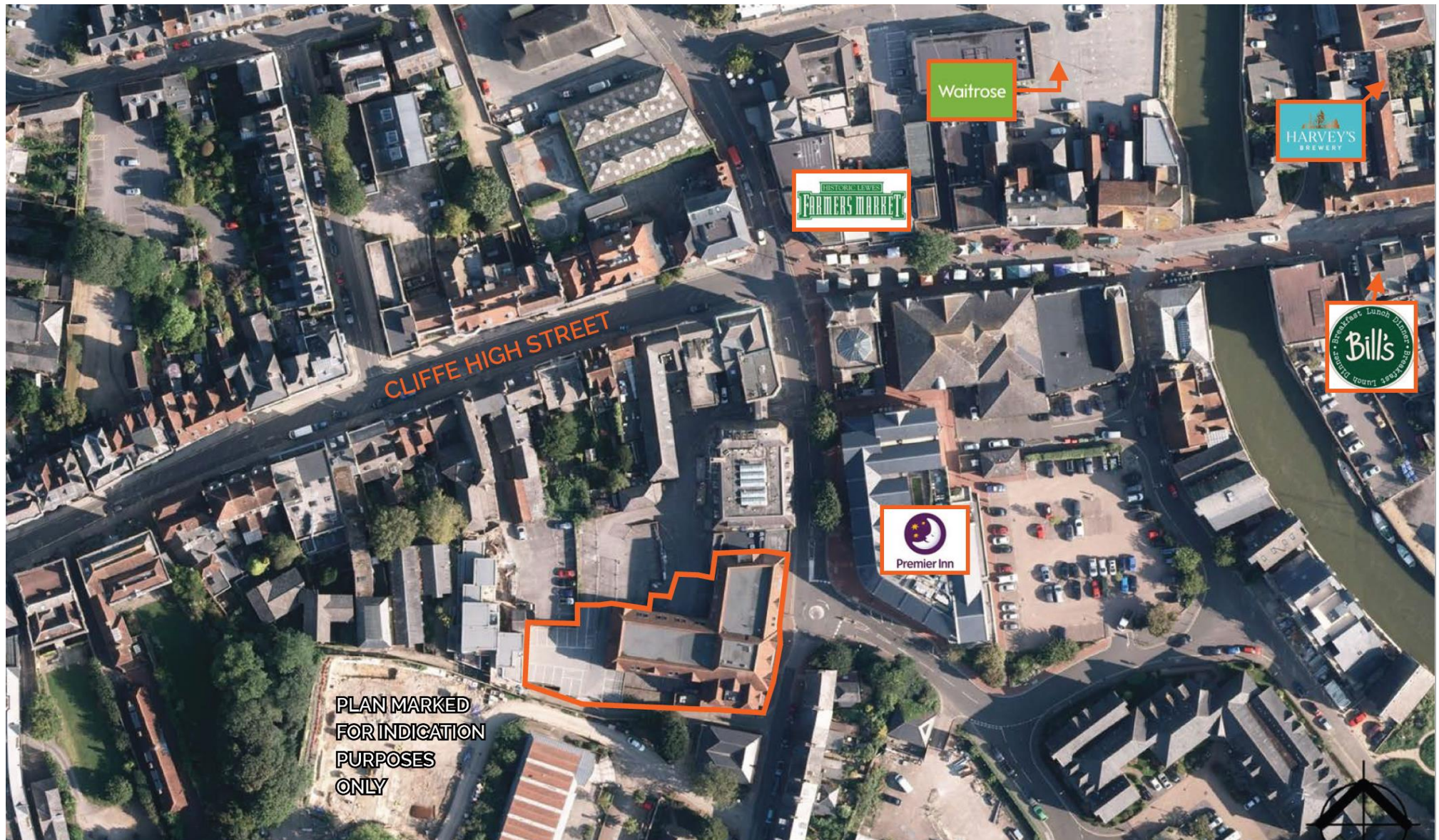
EXISTING SECOND FLOOR PLAN.

Copy of floor plans available on request



EXISTING FIRST FLOOR PLAN.





1 These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

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3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

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5. A list of Partners can be obtained from any of our offices.