

FORMER CHURCH HALL PREMISES WITH P/P FOR THREE HOUSES

3,245 sq. ft (Developed size)-PRICE REDUCTION



The “Working Men’s Club”, Malling Street, Lewes BN7 2RJ

- P/P for 3 houses within existing commercial building
- Alternative 2-unit scheme also consented
- Popular & desirable market town
- Suits various commercial uses (STP)

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LOCATION

Lewes is the historic county town of East Sussex and has a population of approximately 17,000. Brighton lies 9 miles to the southwest and Newhaven 8 miles to the southeast. The town has good transport links with a direct line to London Victoria (1 hour 10 mins) and the A27 trunk road, taking traffic along the south coast between Eastbourne and Southampton, passing to the south of the town. A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN7 2RJ

EXISTING SITE/PLANNING

This rectangular site and building is believed to have been a church hall originally but was used as a social club for many years. It would suit a variety of commercial uses such as a gym, nursery, meeting space, yoga studio or similar subject to any necessary planning consents.

It has the benefit of 2 consented residential development schemes of 3 or 2 residential units respectively. Plans for the 3-unit scheme are shown over leaf. The development uses the internal height of the existing building to facilitate the additional floor for each unit.

The site has planning consent under application SDNP/24/00994/FUL for conversion to 3 residential houses, including alterations to the rear projection, hip to gable roof extension to rear, and addition of dormers and associated works. The 2 bed houses are arranged over two floors and have open space reserved for each unit. The middle unit has an additional study room. They are 89.9sqm, 118.8sqm & 92.9sqm respectively. The overall gross area will be 3,245sqft / 301.50sqm

The existing property comprises a large main ground floor hall of 1,520sqft with ancillary storage areas and rooms totalling 1,929sqft / 179sqm.

GUIDE PRICE / TENURE

Offer are invited in excess of £500,000 for the Freehold interest with vacant possession.

Unconditional offers only will be considered and interested parties are required to provide background evidence of how the purchase will be funded and provide a set timetable for a swift exchange of contracts and completion of purchase.

In addition, purchasers will have to comply with the required AML ID checks.

VAT

VAT will not be chargeable on the sale.

CIL

We have been informed that the CIL payment will be approximately £64,500.

EPC

The current EPC is B.

FURTHER INFORMATION

Viewings are available through sole agents, Oakley Property.



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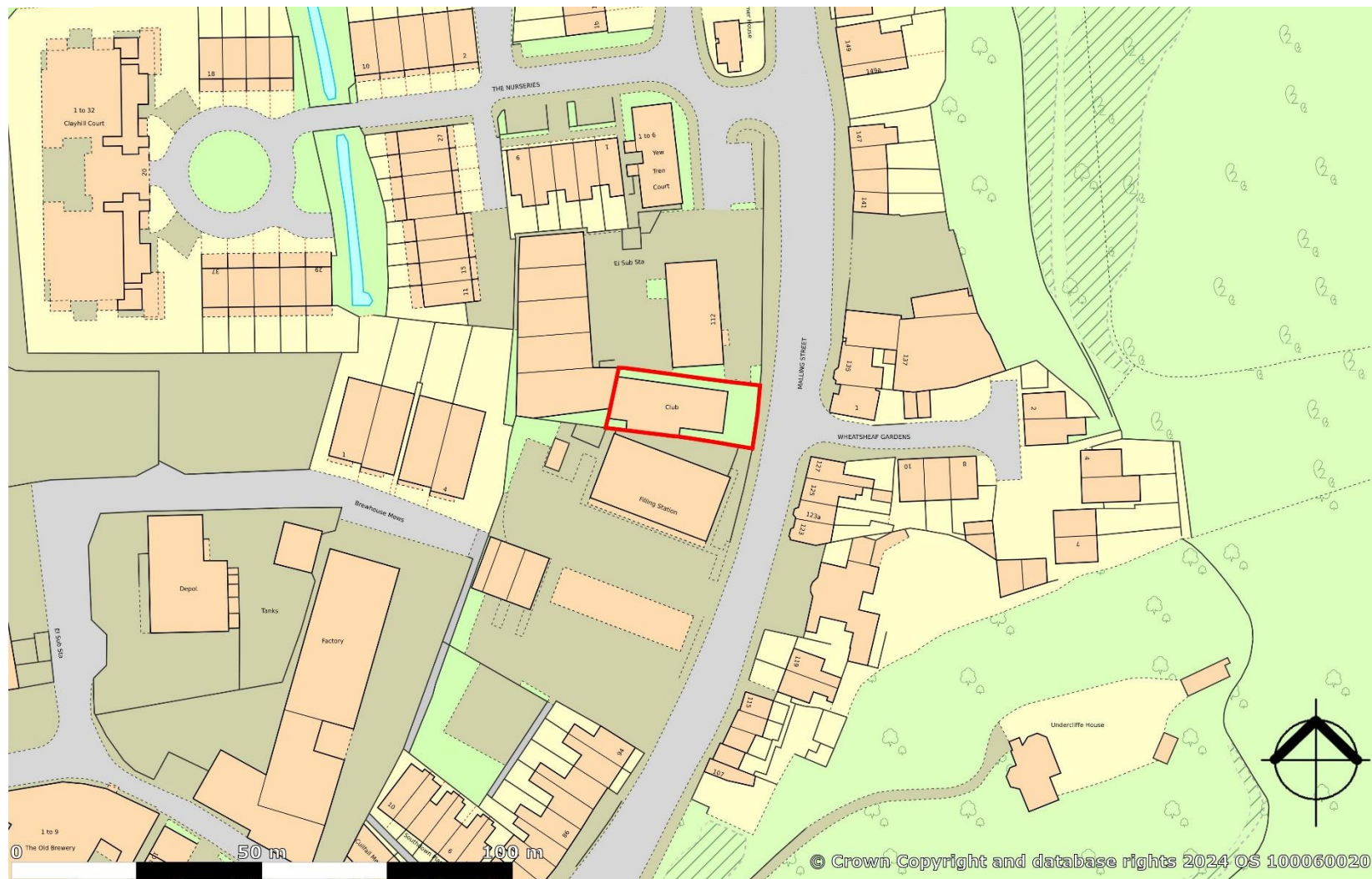
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LOCATION PLAN

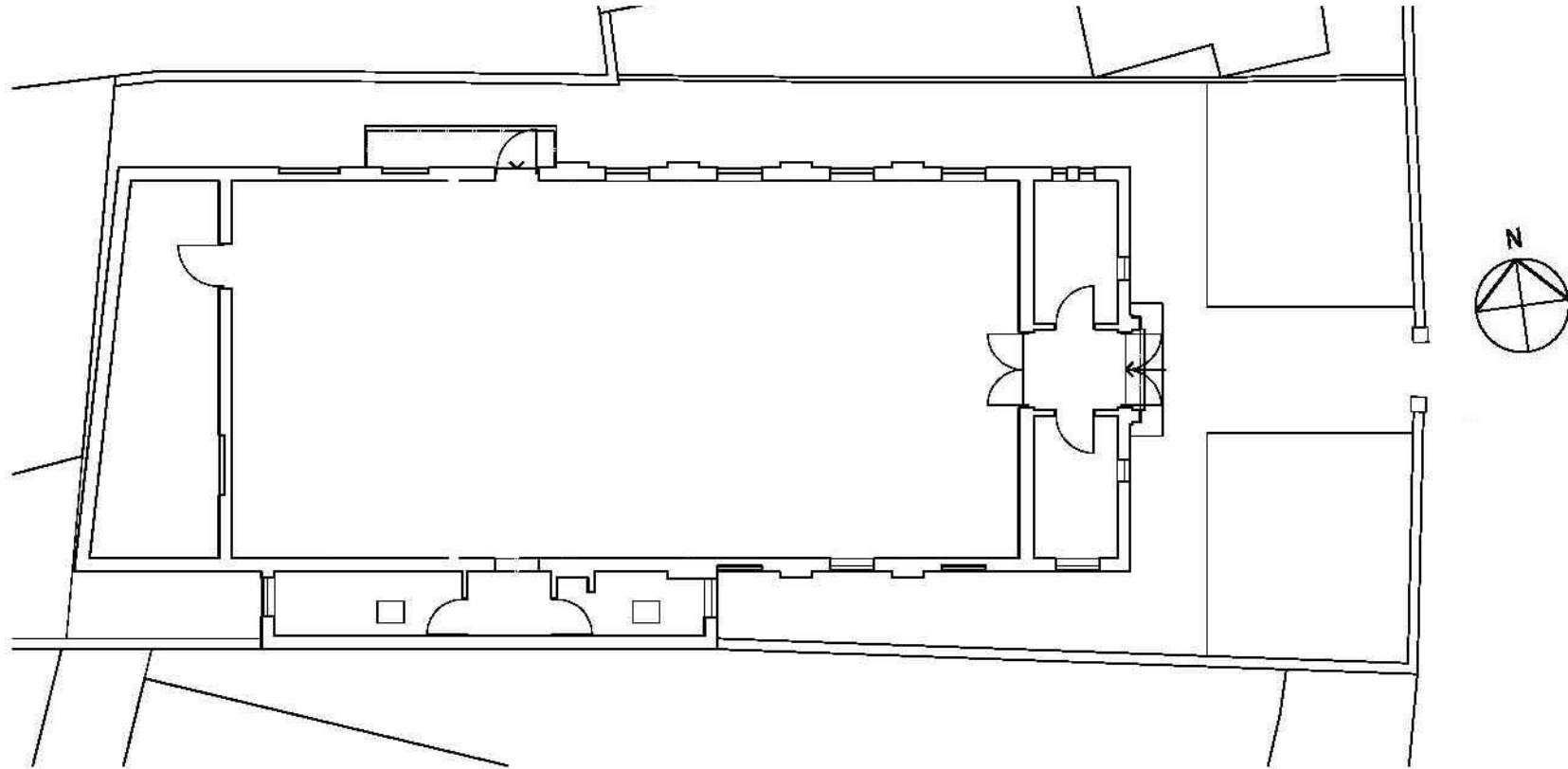


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EXISTING FLOORPLAN



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PROPOSED GROUND FLOOR



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PROPOSED FIRST FLOOR



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PROPOSED SIDE ELEVATION



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