

# FREEHOLD GRADE II LISTED BUILDING

# FOR SALE



**16 STATION STREET**

**LEWES BN7 2DB**



**GRAVES  
SON &  
PILCHER**

01273 321 123

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## Location

The building is situated in the heart of the County Town of Lewes and within the South Downs National Park. Many of the amenities of this historic town are within easy walking distance, including shops, restaurants, leisure amenities and cinema. The property is situated towards the bottom end of Station Street, on the south side close to the junction with Southover Road.

Lewes Railway Station is two minutes' walk to the south, with regular trains running to Brighton, London and along the south coast. Bus services are nearby and main road links are easily accessible.

## Description

The property comprises a two-storey Grade II Listed building of brick elevations with a pitched tiled roof. At the front, are two individual shops which are used as offices, and the passageway on the southern side of the building leads to the main entrance door to the offices at the rear and first floors.

There are a wealth of interesting period internal features, particularly at first floor level, with exposed wooden beams and roof trusses.

We set out below a summary of the accommodation:

<b>Ground floor</b>	
Shop 1 :	575.55 ft <sup>2</sup> / 53.7 m <sup>2</sup>
Shop 2 :	531.20 ft <sup>2</sup> / 49.35 m <sup>2</sup>
Rear office suite :	925 ft <sup>2</sup> / 85.96 m <sup>2</sup>
<b>First floor</b>	
Rear office :	709.66 ft <sup>2</sup> / 65.93 m <sup>2</sup>
Front office :	832.37 ft <sup>2</sup> / 77.33 m <sup>2</sup>

## Business Rates

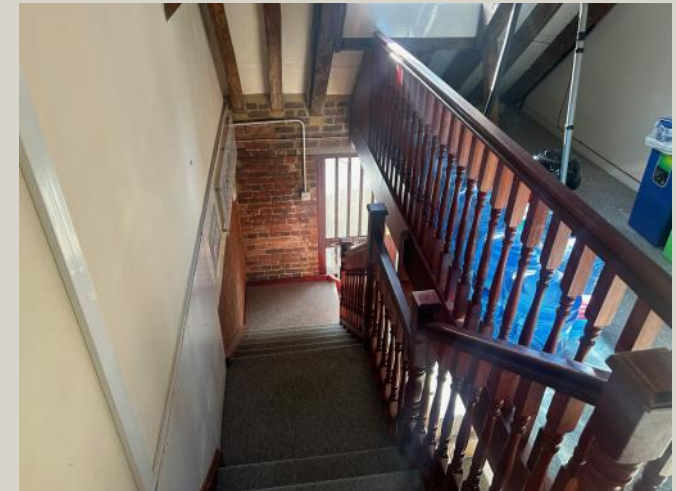
The property is assessed for local rates at a current Rateable Value of £30,250.

## Price

**£790,000 for the freehold interest with full vacant possession.**

Viewing by strict appointment with sole agent **Graves Son & Pilcher LLP**

measurements are approximate



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## Planning history

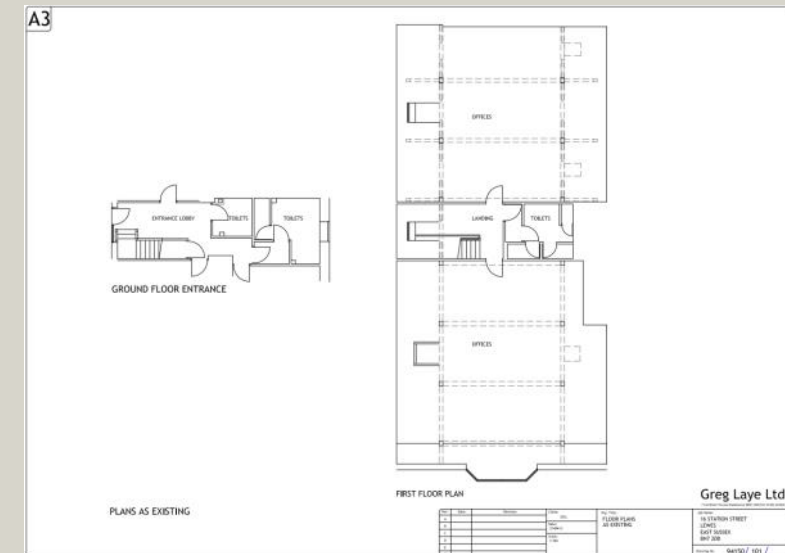
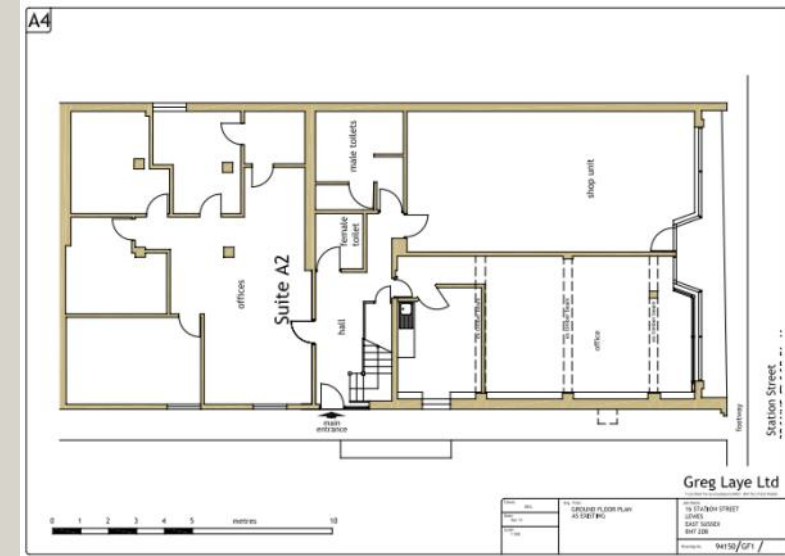
The property is listed Grade II and is described as follows:

*'Maltings Barn, now Warehouse, early-mid 18<sup>th</sup> Century with later 19<sup>th</sup> Century façade. The earliest surviving maltings in Lewes'.*

Application Ref	Description	Decision	Date
LW/86/1425	Change of use of Parish Hall to offices and 16 Station Street to offices and shops.	Approved	10 <sup>th</sup> February 1987
LW/99/1883	Change of use from vacant B1 office use to D1 (complementary medicine)	Approved	14 <sup>th</sup> January 2000
LW/06/0554	Installation of roof windows and alterations to existing Dormer window	Approved	14 <sup>th</sup> June 2006
LW/09/0971	Change of use from A1 Retail to B1 office at ground floor level and alterations to shop front.	Approved	6 <sup>th</sup> November 2009

There have been other planning applications for minor items.

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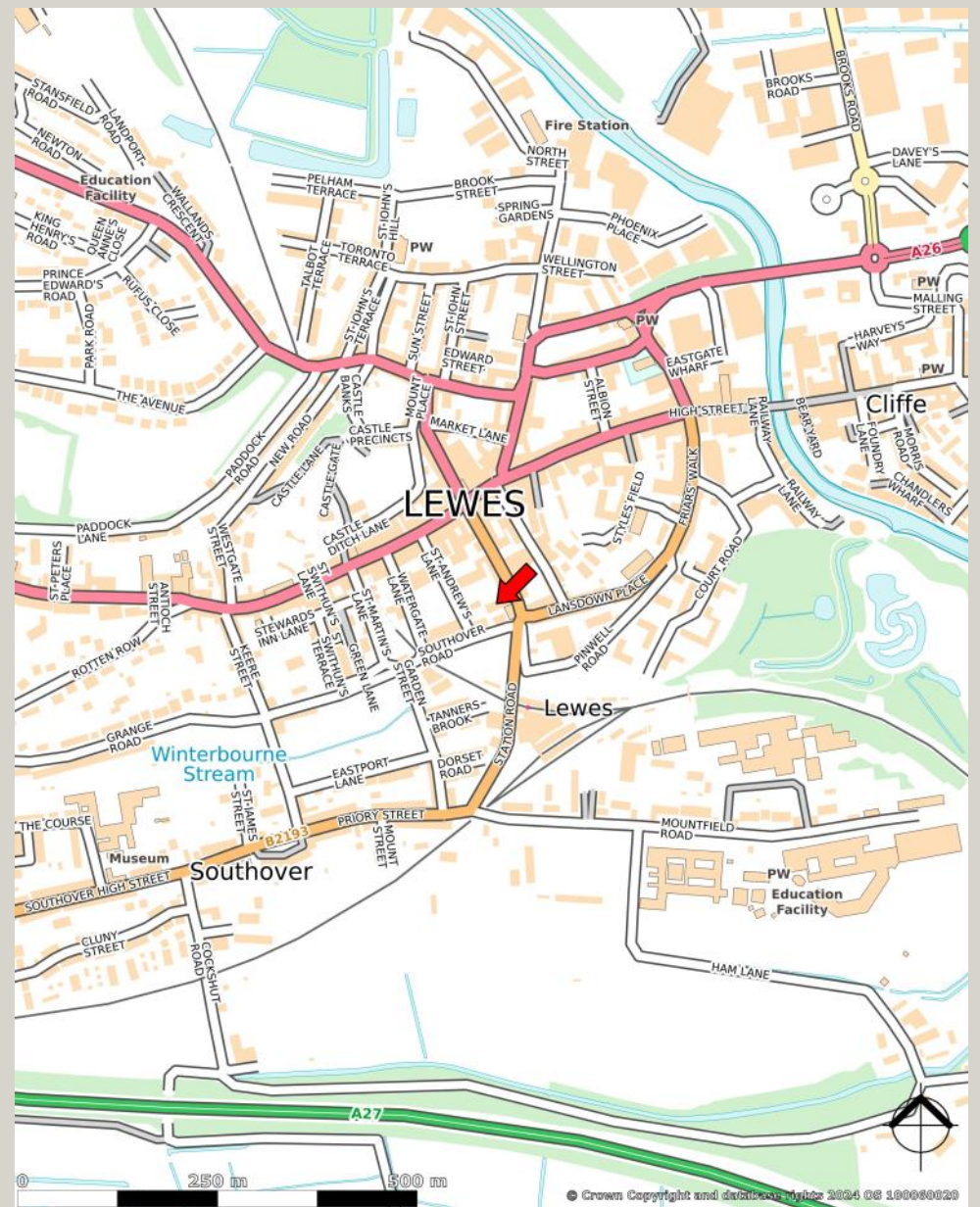
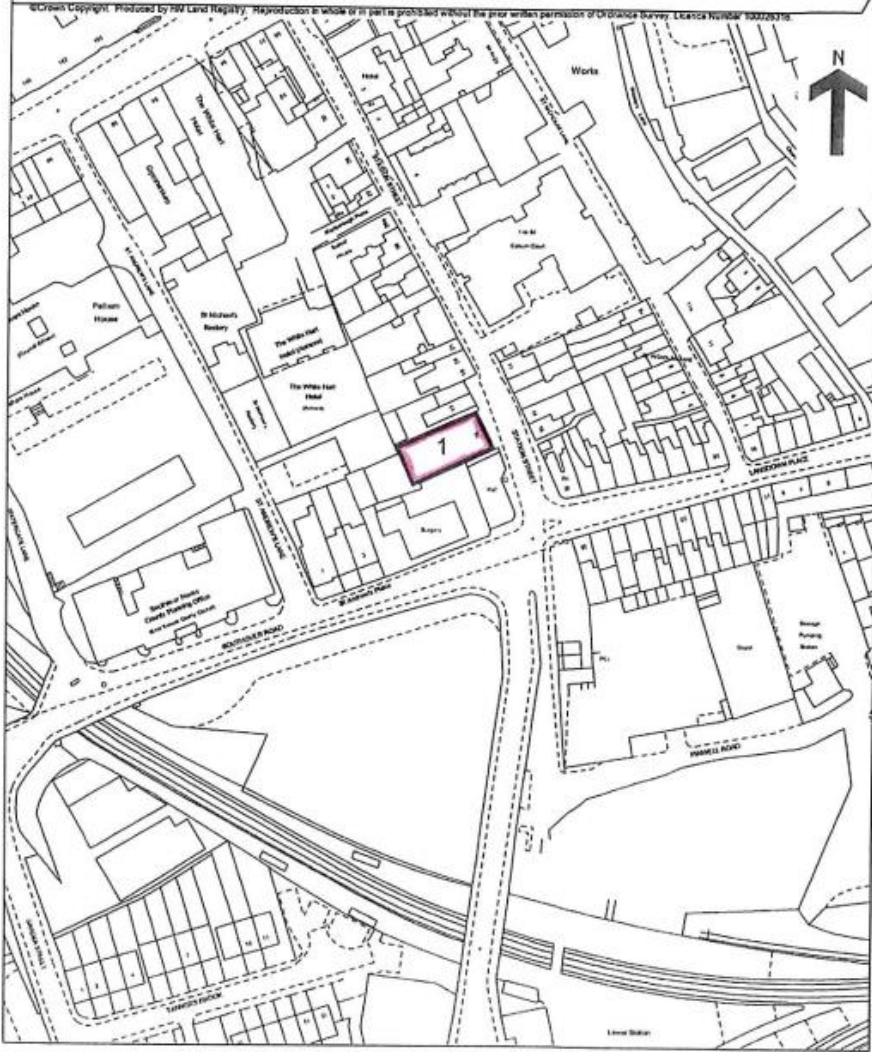
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HM Land Registry  
Official copy of  
title plan

Title number **ESX131791**  
Ordnance Survey map reference **TQ4109NE**  
Scale **1:1250**  
Administrative area **East Sussex : Lewes**



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