



## OFFICE AND GROUND RENT INVESTMENT FOR SALE FREEHOLD

Units 1 & 2, The Old Brewery, Thomas Street, Lewes, East Sussex, BN7 2FQ  
Income £81,919 pa  
OIEO £885,000 / 8.75%

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**INVESTMENT SUMMARY**

- Well let offices in Lewes, the County Town of East Sussex
- Let until 2025/6 at £81,919 pa
- Car parking for both office suites
- Close to shops and Lewes town centre
- Ground rent income from 12 flats
- OIEO £885,000
- A purchase at this level would show a net yield of 8.75%

**LOCATION**

Lewes is the county town of East Sussex and is located approximately nine miles East of Brighton, 17 miles North West of Eastbourne and 50 miles South of London. Lewes is served by a mainline station which links London Victoria, Brighton and Gatwick.

The property occupies a commanding position at the northern end of Thomas Street, which is very close to both the Lewes entrance to the Cuilfail Tunnel and to the Brooks Road commercial area which contains Tesco, Lidl, Caffyns, and many other organisations and businesses. Access to the Cuilfail tunnel is very quick and this links to the A27 and wider road network.

Lewes has a direct fast train service to London with links to London in just over an hour and to Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops.

**DESCRIPTION**

The Old Brewery is a refurbished Grade II listed building which has been sympathetically and comprehensively refurbished and converted to provide 12 homes plus 4,720 sq ft of characterful ground floor office space very much in line with the type of space demanded by many Lewes based occupiers.

The large courtyard to the south allows room for parking and turning. Four car bays are allocated to the offices (two for Office Unit One and two for Office Unit Two).

A pedestrian link through to Davey's Lane allows permeability to the retail and commercial facilities in Brooks Road.

**HOUSING ACT NOTICES**

Due to the existence of the long leasehold flats above, Housing Act Notices will need to be served before completion and our clients have this in hand.

**EPC**

The property has an EPC rating of B.

**VAT**

The building has been elected for VAT, it is intended that the sale will be treated as a TOGC.

**PROPOSAL**

Offers are invited in excess of £885,000. A purchase at that level will show a yield of 8.75% after allowing normal purchaser's costs.

**COVENANTS**

Wild Nutrition are a Lewes based company who specialise nutritional supplements.

See more at <https://www.wildnutrition.com/>

**DATA ROOM**

To view additional documents in our data room [Click here](#)



**VIEWINGS – 01273 876 200**

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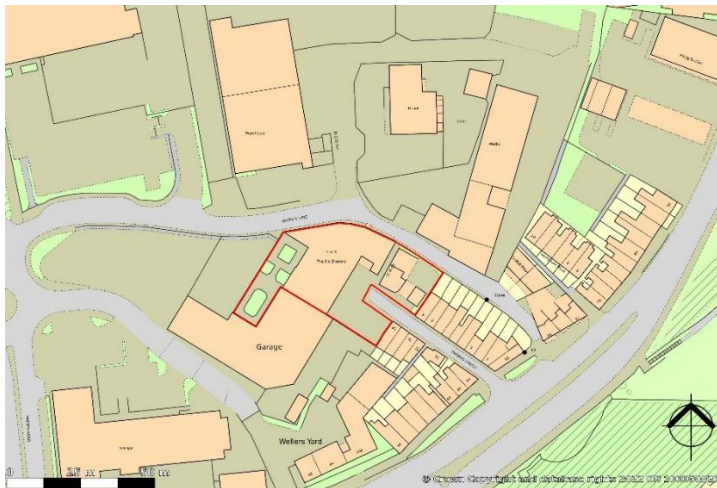


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### TENANCY SCHEDULE

ADDRESS	TENANT	LEASE START	TERM	END DATE	BREAKS	RENT REVIEW	SCHEDULE OF CONDITION	£PA RENT	SQ FT	RENT £PSF	COMMENTS	
Unit One	Boom Boom Boutiques Ltd plus two personal guarantors Company Registration No 08182748	24/6/2016	10 years	23/6/2026	None	24/6/2021	Yes	28,800	1,615	17.83	This space has been sublet to Wild Nutrition Ltd, company registration number 0802 2597. Boom Boom Boutiques Ltd has changed its name to Amack Group Ltd, company registration number 0818 2748	
Unit Two	Wild Nutrition Ltd Company Registration No 08022597	21/9/2022	3 years	20/9/2025	None	19/9/2025	No	51,319	3,105	16.52	This is a reversionary lease continuing the occupation of Wild Nutrition who originally took occupation in 2016	
12 flats	Various	Various 2015 & 2016	125	Various 2140 & 2141	None	See comments	No	1,800	N/A	N/A	12 long leasehold flats, each with a ground rent of £150 pa rising by £25 per flat every 25 years, therefore rising to £2,400 pa when all 12 leases reach their 25 <sup>th</sup> year	
<b>TOTAL RENT</b>								<b>£81,919</b>				



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