



34 High Street, Seafood, BN25 1PL

HIGH STREET RETAIL SPACE - TO LET

- RENT - £18,000 PAX
- PARKING AVAILABLE
- SUITABLE FOR A VARIETY OF USES
- PROMINENT LOCATION

Summary

Available Size	1,397 sq ft
Rent	£18,000 per annum Exclusive of rates, bills, VAT and all other outgoings.
Business Rates	TBA
Service Charge	A service charge is payable on this property, please ask for further information.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Ground floor retail unit comprising a retail space with 2 separate storage areas. There is a toilet accessible though the car park, for the sole use of this unit.

Location

Situated on the southern side of High Street, Seaford, just east of the junction intersection Broad Street and Saxon Lane. Seaford railway station is a short walk northeast of the property with the A259 to the north, providing access east towards Eastbourne and west towards Brighton. Narby occupiers include The Barbers Lodge, Co-op, Boots and WHS, in addition to a variety of other location and national occupiers.

Accommodation

The accommodation comprises the following areas:

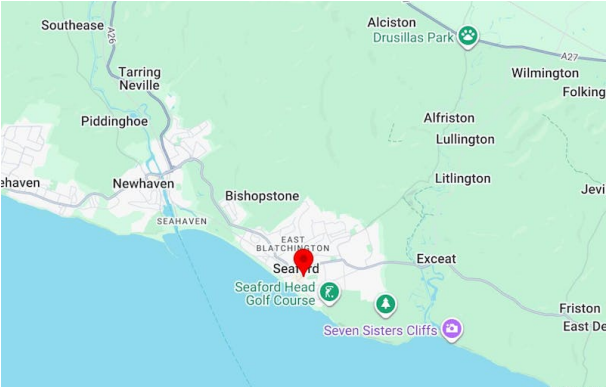
Name	sq ft	sq m
Ground - Retail	1,143	106.19
Ground - Storage	254	23.60
Total	1,397	129.79

Terms

Available by way of a new effective full repairing and insuring lease for a minimum term of 5 years. Subject to status, a rental deposit will be required.

AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties.



Viewing & Further Information

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