



32 High Street, Seafood, BN25 1PL

Lock up shop unit in prominent location in the Seafood Old Town Area and visible from the main Retail area of Broad Street

- Double Frontage with Large Display Area
- Flat & Car parking available (by separate negotiation)
- Suit variety of Users

Summary

Available Size	479 sq ft
Rent	£12,000 per annum
Rateable Value	£10,250 Premises may be eligible for Small Business Rates Relief, please enquire of local Rates Office
Service Charge	Tenant to contribute by way of 50% Service Charge to Maintenance and upkeep of the Building and Insurance Charge
Car Parking	Parking space available by way of separate agreement
Legal Fees	- Incoming Tenant will be liable for contribution of £400.00 plus VAT towards FH Legal Costs
EPC Rating	C (65)

Description

Ground Floor Lock up Shop in prominent location at the lower end of the Main Retail are of the Town. The premises would suit a variety of users.

Property Highlights / Amenities

Parking Comments: Parking space available by way of separate agreement

Location

The property is located in the central retail district of Seaford. The High Street adjoins the prime pitch of Broad Street which includes tenants such as W H Smith, Superdrug, and numerous other large & small local retailers. The immediate area comprises a mixture of office, residential and retail users.

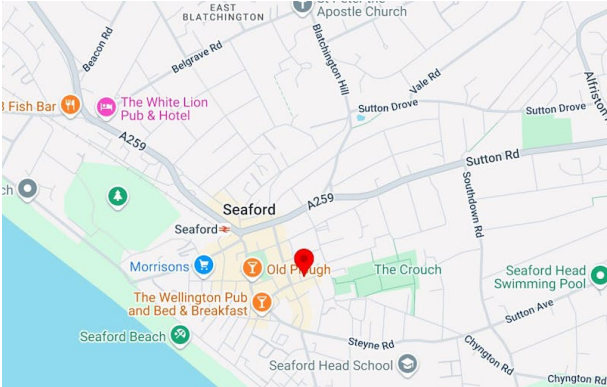
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Lock Up Shop	363	33.72	Available
Ground - Storage & Kitchen Area	116	10.78	Available
Total	479	44.50	

Viewings

Viewing strictly by appointment with the owners agents Bree Prenton 01323-302333 or info@breeprenton.co.uk



Viewing & Further Information

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