



19 High Street, Seaford, BN25 1PE

Ground Floor Lock up Shop in the heart of Seaford Old Town
District

- Suit variety of uses
- Enclosed & covered rear yard
- Rear pedestrian access
- External display

Summary

Available Size	611 sq ft
Rent	£12,000 per annum
Rates Payable	£3,992 per annum Premises may be eligible for Small Business Rates Relief, please enquire of local Rates Office
Rateable Value	£8,000
Service Charge	We are advised that the Tenant will be liable to contribute a reasonable contribution towards the repair & redecoration of the external surfaces and roof in addition to Insurance. .
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (33)

Description

The premises is well presented and provides an excellent starter unit & would suit a variety of different units. The frontage incorporates a double glazed unit with double doors providing a reasonable display area to the sides.

Property Highlights / Amenities

- Build Status: 2nd Hand - Existing
- Shop Internal Depth (m): 13.716
- Shop Internal Width (m): 3.4

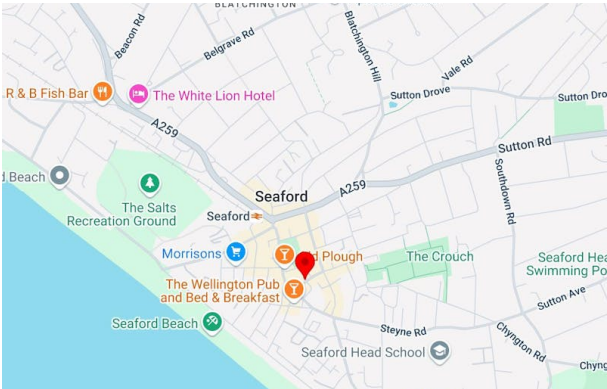
Location

The property is located in an excellent secondary location just off the main shopping area and is in the heart of Seaford Old Town District. The main shopping area of Broad Street with National Retailers trading there is close by including Boots, Superdrug. A host of other National retailers such as Morrisons, Tescos, and a large variety of local traders also trade in the surrounding area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail Unit	611	56.76	Available
Total	611	56.76	



Viewing & Further Information

Anton Bree
+44 132 330 2333
anton@breeprenton.co.uk