

Retail **To Let**



34-36 High Street, Seaford, BN25 1PL

Substantial Retail Unit To Let in prominent Location with large storage facilities and 2 allocated car parking spaces

- Prominent Frontage
- Rear Access & Loading

- Lage Storage areas
- 2 Allocated parking spaces



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Summary

Available Size	1,967 to 7,000 sq ft			
Rent	£38,500 per annum			
Rates Payable	£17,062.50 per annum (subject to transitional relief or charges that may be available)			
Rateable Value	£31,250			
Service Charge	Reasonable contribution to Insurance & administration/maintenance of Building and car park			
Car Parking	N/A			
VAT	Not applicable			
Legal Fees	Each party to bear their own costs			
EPC Rating	C (64)			



Viewing & Further Information

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Description

The premises currently comprise a substantial retail unit (easily divisible) with large rear storage, office accommodation and ancillary basement storage. To the rear there is a private

car park providing access for the two rear loading bay areas.

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 user

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail Area	1,967	182.74	Available
Basement - Storage	3,831	355.91	Available
Ancillary - Rear Storage	1,179	109.53	Available
Total	6,977	648.18	

Viewings

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

Please note: Bree Prenton prepare Sale and Letting Particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor the company will, however, be under any liability to any purchaser or tenant in respect of them. (If a property is unoccupied, the company may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold).