



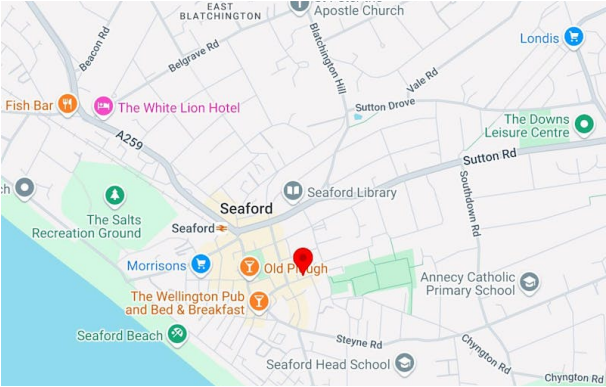
## 34-36 High Street, Seaford, BN25 1PL

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

- Prominent Frontage
- Large Storage areas
- Rear Access & Loading
- 2 Allocated parking spaces

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

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

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