



31-33 Broad Street, Seaford, BN25 1LS

PRIME RETAIL PREMISES AVAILABLE IN SEAFORD - TO LET

- Rent - £35,000 pax
- Suitable for a variety of uses
- Central, prominent location
- Large shopfront

Summary

Available Size	611 to 1,935 sq ft
Rent	£35,000 per annum exclusive of rates, bills, VAT and all other outgoings.
Business Rates	TBA following the split from first floor.
VAT	Not applicable
Legal Fees	Each party to bear their own cost
EPC Rating	C (52)

Description

Prime retail space over ground floor. The unit is suited to a variety of uses including retail, office and leisure (subject to any relevant consents, if/where necessary).

Location

Situated on the Eastern side of Broad Street, the town’s main shopping thoroughfare. The seafront is a short walk south-west of the subject with Seaford station a short walk north-west. Nearby occupiers include Boots, Grape Tree Seaford, Co-op, Cardzone in addition to an array of local and national occupiers.

Accommodation

The accommodation comprises the following areas:

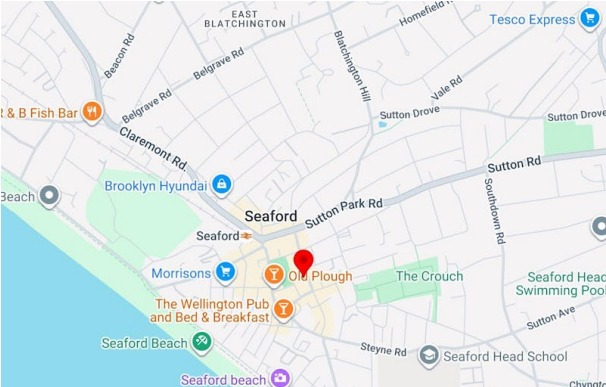
Name	sq ft	sq m
Ground	1,935	179.77
Total	1,935	179.77

Terms

Available by way of a new effective, full repairing and insuring lease for a minimum 3-year term. 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. We charge £30 +VAT for this service.



Viewing & Further Information

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