



The Brick Building, Saxon Lane, Seaford, BN25 1PL

Town Centre Storage Unit(s) with car space

- Rent - £3,000 PAX
- Comprises 2 units
- Electric supply
- Convenient Town Centre Location
- Car parking space
- Potential for alternative use

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Summary

Available Size	209 to 418 sq ft
Rent	£3,000 per annum Exclusive of rates, bills, VAT and all other outgoings.
Business Rates	Subject to status, we would expect this property to benefit from 100% small business rates relief.
Car Parking	A parking space is included
Legal Fees	Incoming Tenant will be liable for contribution of £400 plus VAT towards FH Legal Costs
Estate Charge	A service charge is applicable
EPC Rating	EPC exempt - Stand-alone building < 50m2

Description

The premises comprises two storage units, one built of brick and flint, and the other of wood. The brick built building has an electricity supply. The unit comes with one parking space.

Location

The town of Seaford is situated on the main A259, approximately 12 miles to the east of Brighton and 8 miles west of Eastbourne. The High Street is situated within the town centre and connects with the southern end of Broad Street which is the main shopping street in the town. In addition to easy access to both the Coast Road and the the A27 at Newhaven the Town is also served by the train with regular services to London.

The subject premises is located in a car park to the rear of the High Street and off Saxon Lane.

Accommodation

The accommodation comprises the following areas:

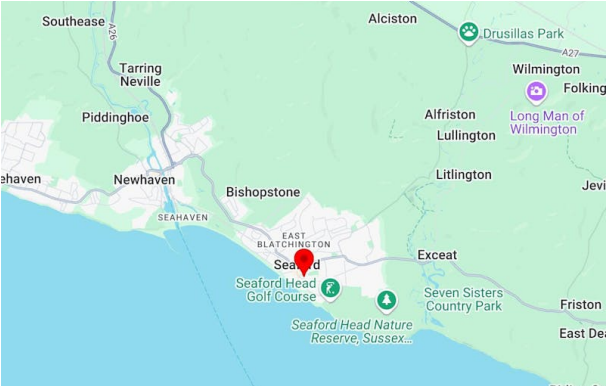
Name	sq ft	sq m	Availability
Ground - Workshop/Main Store	209	19.42	Available
Ground - Wood store	209	19.42	Available
Total	418	38.84	

Viewings

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

Terms

The premises are available to let by way of a new effective fully repairing and insuring lease for a term to be agreed.



Viewing & Further Information

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