BREE PRENTON PROPERTY CONSULTANTS

A3 (Restaurants and Cafes), Office, Retail, Retail - In Town

To Let



31-33 Broad Street, Seaford, BN25 1LS

PRIME RETAIL PREMISES AVAILABLE IN SEAFORD - TO LET

- Rent - £19,000 - 35,000 pax
- Suitable for a variety of uses
- Large shopfront
- Available as 1 large unit or x2 seperate units
- Central, prominent location

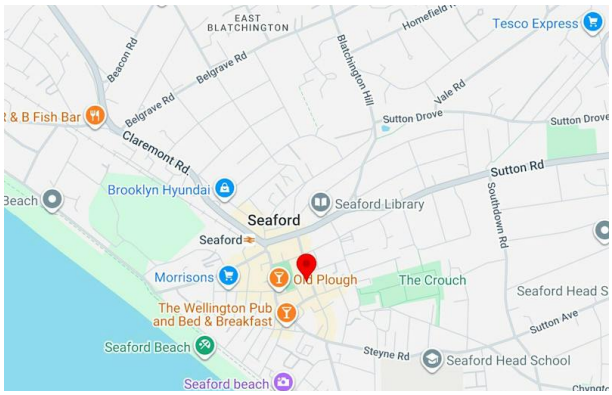
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Summary

Available Size	905 to 2,097 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). The landlord is willing to split the space to provide x2 smaller units that can be let separately - please see below sizes/ rents and below plans showing potential split.

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	Rent	Availability
Ground - Unit 1 (as shown on plan)	904.81	84.06	£19,000 /annum exclusive of rates, bills, VAT and all other outgoings.	Available
Ground - Unit 2 (as shown on plan)	965.85	89.73	£19,500 /annum exclusive of rates, bills, VAT and all other outgoings.	Available
Total	**1,870.66**	**173.79**		

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. The space can be split to provide x2 separate spaces to be let by different operators.

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.

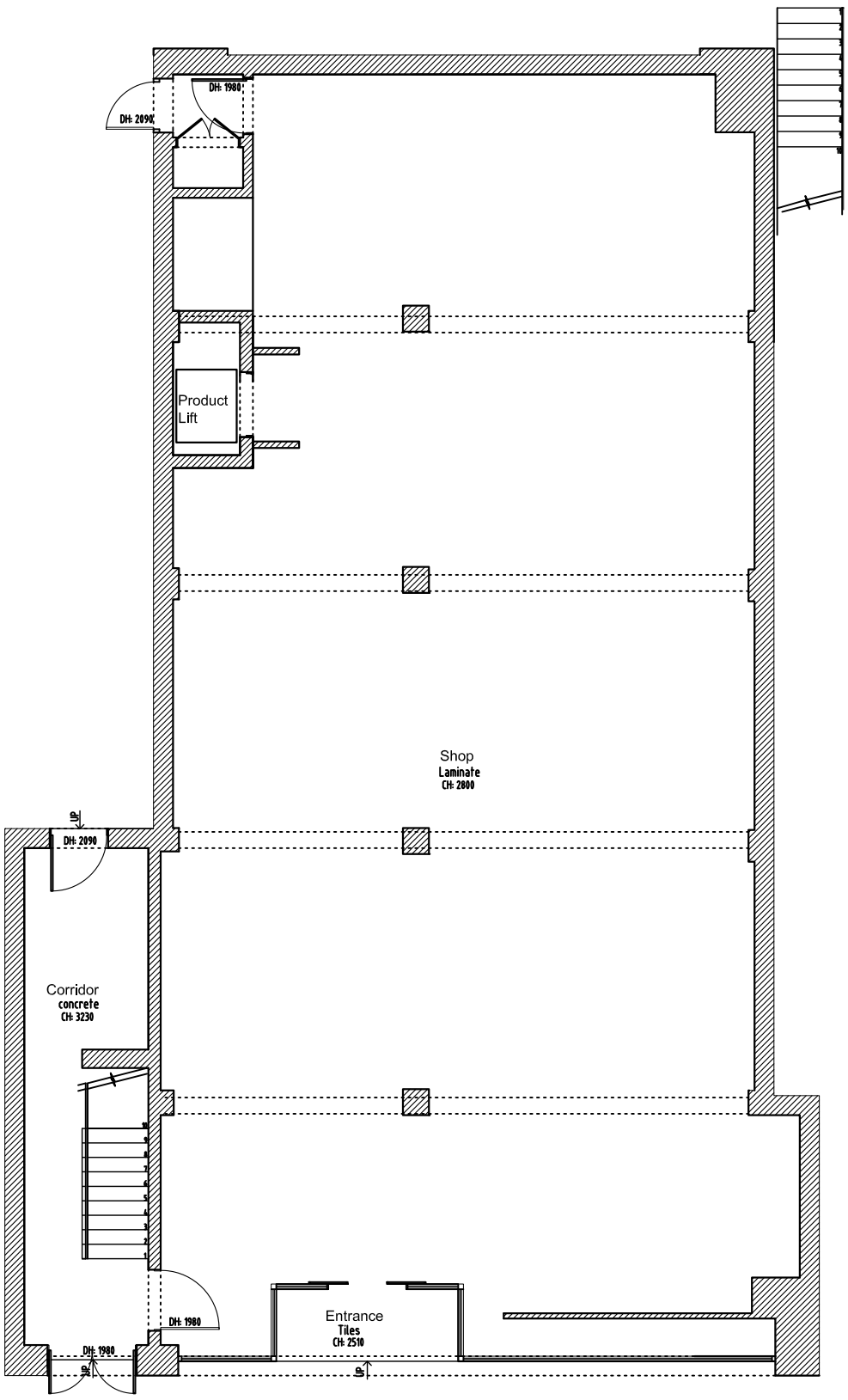
Viewing & Further Information

Jack Bree MRICS
01323 302333
jack@breeprenton.co.uk

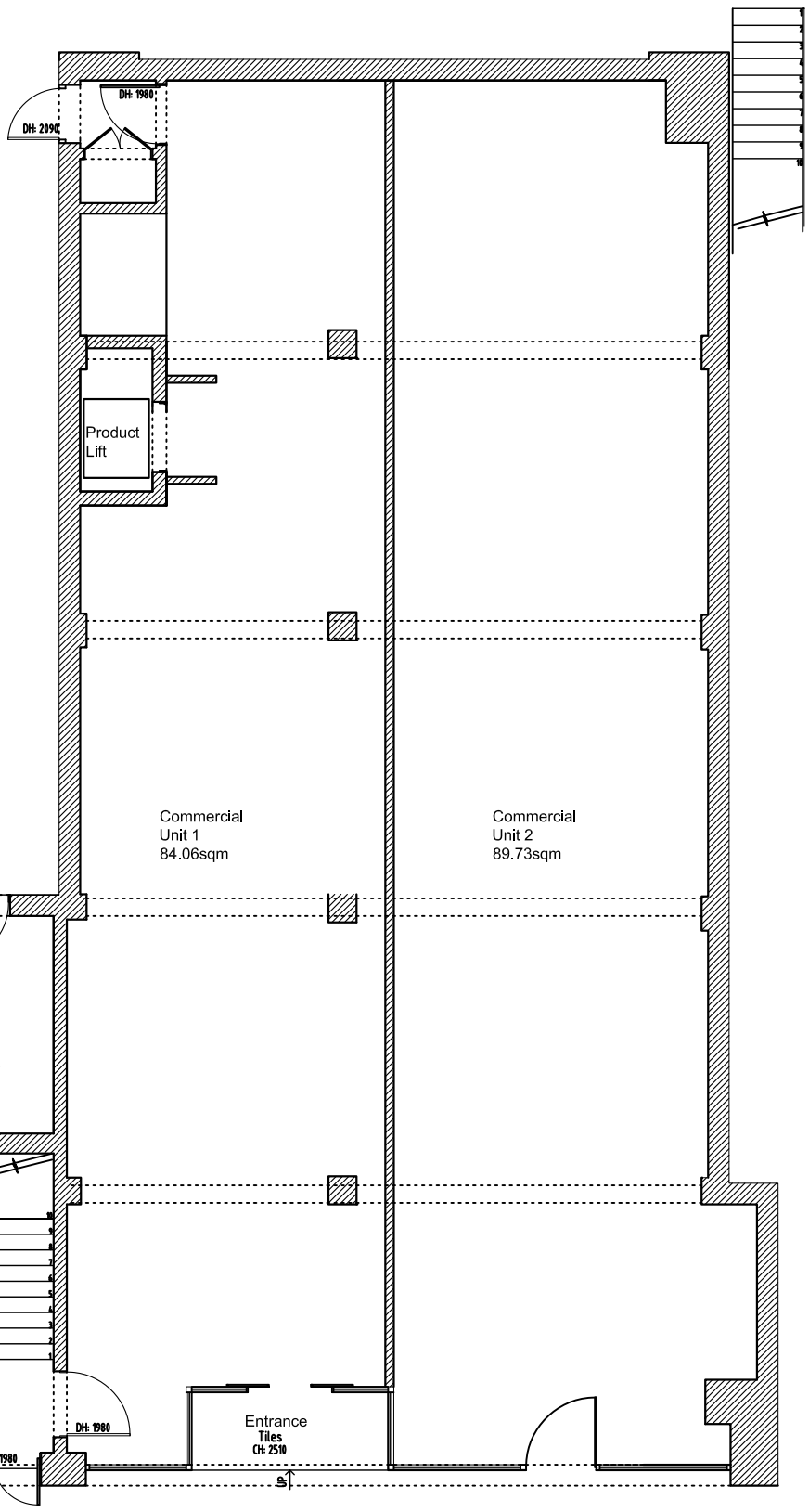
Anton Bree FRICS
01323 302333
anton@breeprenton.co.uk

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).

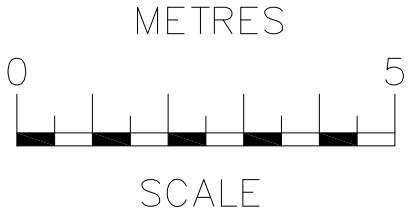
Bree Prenton is a trading name of Havelock Estates Ltd Registered Number 02893600 Generated on 25/11/2026



Existing Ground Floor
194.86sqm



Proposed Ground Floor
194.86sqm



AJ PLANS

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London
N4 1TJ
Tel: (020) 8150 1820
info@ajplans.co.uk

Project:
31 Broad Street
Seaford, BN25 1JS

Drawing type:
EXISTING & PROPOSED
Floor Plans

NOTES
The contractors are to check all the dimensions, levels,drain runs and general condition of the site before works commence a. Immediately of any error omissions or discrepancies.

All works are to be carried out in accordance with current Building Regulations, British Standards, Code of Practice and Local Authority Requirements. Do not scale of from this drawing.

Date:	Scale:	Rev.
Jun`26	1;100 @ A3	

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BSS.31-33.EX.PR.201.	B.W