

34-36 High Street, Seaford, East Sussex, BN25 1PL
£29,500 pax



**Substantial and Prominent Retail Unit
with Rear Access and Parking**

The property is located in the central retail district of Seaford, the High Street adjoining the prime pitch of Broad Street which includes tenants such as M Co, W H Smith, Superdrug, and numerous other local retailers. The immediate area comprises a mixture of office, residential and retail users.

The premises currently comprise a single retail unit (easily divisible) with substantial 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.

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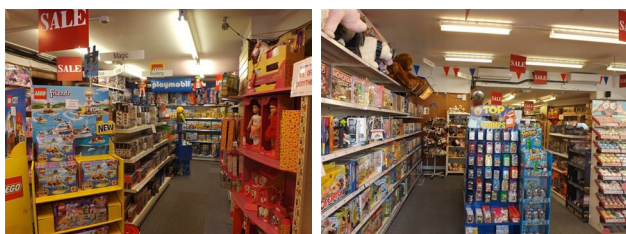
ACCOMMODATION

The premises provide the following:

Right Hand side Retail Area



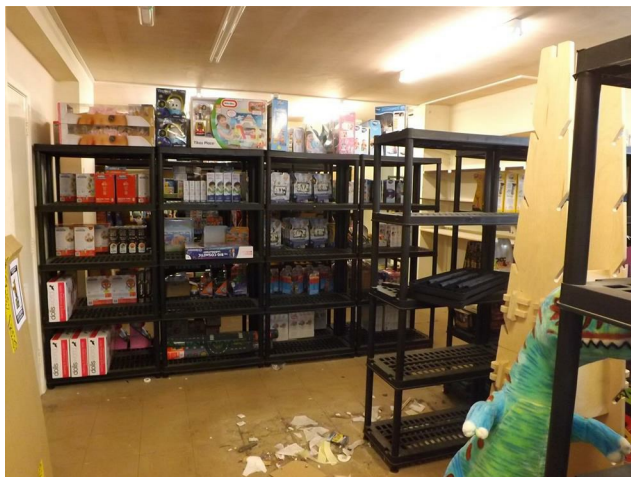
Left Hand Side Retail Area



Ground Floor Retail 44' max x 72' max (13.41m max x 21.95m max)

Total retail area 2,150 sq ft (199.74 sq m)

Rear Store



1,700 sq ft (157.93 sq m) approximately

Staff Room

Ladies' and Gent's WCs

Ancillary Basement Storage



500 sq ft (46.45 sq m) approximately

EPC

The property has an EPC rating of C

Tenure

The accommodation is available to let either as one unit or may be suitable for sub-division into two shops units. All leases would be based on a fully repairing and insuring lease exclusive of rates, building insurance and a contribution towards the service charge account to maintain the car parking area.

Rateable Value

£28,000 (subject to transitional relief or charges that may be applicable)

Legal Costs

Each party is to be responsible for their own legal costs

Services

No electrical, gas or other equipment, appliances or installations have been tested. In-going occupants must make their own enquiries

VAT

Under the Finance Act 1989 VAT may now be charged on rent or purchase prices. It is recommended that prospective tenants/purchasers make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

Viewing

Contact our Hailsham Office on 01323 841814 (Option 3) or email amanda.west@rossandco.co.uk



Please be aware that the Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before entering into or signing a business tenancy or lease agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

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