



The Forge, Seaford, BN25 1PS

COMMERCIAL PREMISES AVAILABLE IN SEAFORD - TO LET

- RENT - £7,500 pax
- 100% SMALL BUSINESS RATES RELIEF
- SUITABLE FOR A VARIETY OF USES INCLUDING RETAIL, OFFICE AND LEISURE
- CONVENIENT LOCATION

Summary

Available Size	1,262 sq ft
Rent	£7,500 per annum exclusive of rates, bills, VAT and all other outgoings.
Rates Payable	£3,493 per annum This property qualifies for 100% small business rates relief.
Rateable Value	£7,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (83)

Description

Commercial premises over ground floor with a mezzanine comprising a large open plan area, small office to the front and a sink.

Location

Situated on the western side of Crouch Lane in Seaford, just south of the junction intersecting High Street. The Salts are a short walk west of the property with the seafront to the south. Nearby occupiers include Co-op Funeralcare, The Barbers Lodge, Age UK in addition to an array of other local and national occupiers.

Accommodation

The accommodation comprises the following areas:

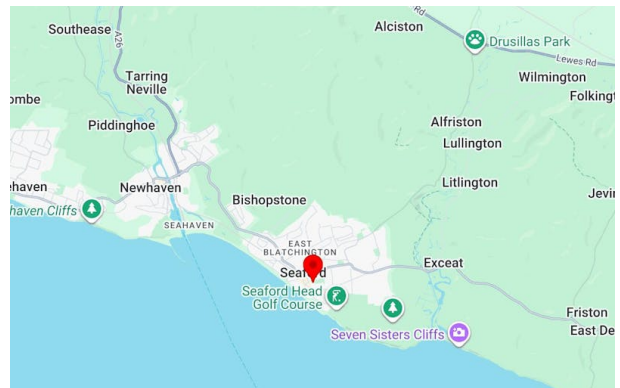
Name	sq ft	sq m
Ground	937	87.05
Mezzanine - Storage only	325	30.19
Total	1,262	117.24

Terms

Available by way of a new effective full repairing and insuring lease for a term to be agreed. 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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