



WWW.ROSSANDCO.CO.UK

Directors: Anton Bree FRICS, Scott Lynch.

HAILSHAM: 01323 841814 **WILLINGDON:** 01323 482700 **EASTBOURNE:** 01323 642426

30 HIGH STREET, HAILSHAM, EAST SUSSEX, BN27 1BB

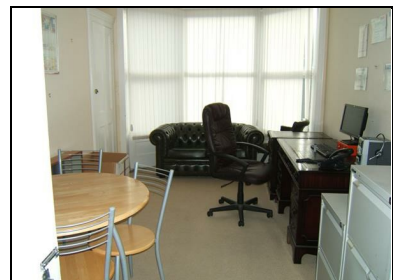
Email: Hailsham@rossandco.co.uk

First Floor Offices, 38 High Street, Seaford, East Sussex, BN25 1PL **£6,513 pax**



First Floor Offices TO LET

These First floor offices are available in the Town Centre of Seaford. The property can be accessed from the High Street or the Service Yard at the Rear. The premises have storage and a separate WC and kitchen. Comes with 2 car spaces at the rear of the property.



- Chartered Surveyors ▪ Commercial Estate Agents
- Residential Sales and lettings
- Commercial & Residential Valuations ▪ Building Surveying
- RICS Homebuyers Reports ▪ Landlord & Tenant Advice

Registered Office: 30-34 North Street, Hailsham, East Sussex BN27 1DW. Registered in England No. 5881247.
Ross & Co is a trading name of Ross & Co (Agency) Limited.

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, WH Smith, Superdrug, and numerous other local retailers. The immediate area comprises a mixture of office, residential and retail users.

Front office 14'6" x 15'9" (4.444 x 4.816)



228 sq ft Furniture may be included

Rear office 15'0" x 9'11" (4.594 x 3.037)



148 sq ft

Front store 5'11" x 15'10" (1.822 x 4.836)

93 sq ft

Store Room 6'7" x 4'11" (2.028 x 1.503)

32 sq ft

Kitchen 7'7" x 8'7" (2.320 x 2.632)

65 sq ft

WC

Lease

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

Rent

£6,513 per annum exclusive

Rateable Value

We are advised by Wealden District Council that the Rateable Value is £4,800 subject to transitional relief or charges that may be applicable

Service Charge

Services will be charged at 4.78%

Car Park Spaces x 2

EPC

EPC rating G

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

Strictly by prior appointment with Ross & Co.

