

To let

4 Clinton Place, Seaford



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gva.co.uk/13727

Location

The subject property is located in the seaside town of Seaford in East Sussex. Seaford is approximately 12 miles east of Brighton and approximately 9 miles west of Eastbourne. Seaford train station is located approximately 250 ft from the subject property and provides rail services to London via Lewes.

The subject property is situated fronting Clinton Place which is a slightly secondary retail pitch, with the prime pitch being located on Broad Street. That being said it is still a good pitch due to its proximity to the station. Clinton place is made up of predominately independent occupiers with exception of Tesco's and HSBC. Occupiers on the nearby Broad Street include M&CO, Superdrug, Shoe Zone and Clintons Cards.

Description

The property is arranged over basement, ground, first and second floors, albeit the demised premises comprise the basement and ground floor only. The property provides the following approximate net internal floor areas:

Ground floor:	195.39 sq m	2,103 sq ft
Basement:	106.59 sq m	1,147 sq ft
Total:	301.98 sq m	3,251 sq ft

Planning

The unit benefits from A2 use.

Lease

Assignment of the existing lease due to expire 11th December 2026 with a further rent review on 11th December 2021.

Rent

£34,560 pa

Business Rates

We understand that the property is assessed as follows:

Rateable Value: £29,750

UBR (2018/19): 0.48p

Rates Payable: £14,280 pa

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The Energy Performance Asset Rating is D. A certificate can be made available.

VAT

VAT, if applicable will be charged at the standard rate.

For further information please contact:

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