

NEWLY REFURBISHED OFFICE/RETAIL UNIT - TO LET

135 sq ft (12.54 sqm)



Oakley

Your Sussex Property Expert



6 High Street, Seaford BN25 1PG

- Prominent position on High Street
- 100% Business Rates relief (subject to status)
- Good decorative order
- Available immediately
- Suitable for alternative uses (STP)

TO LET

Commercial & Residential Property throughout Sussex

Commercial Head Office • 30-31 Foundry Street • Brighton • East Sussex • BN1 4AT • Tel 01273 688882

Commercial & Residential Estate Agents • Relocation Consultancy • Development Advice •
Valuation • Landlord & Tenant • Feasibility Studies • Property Management • Business Rates

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LOCATION

Seaford is a coastal market town on the A259 between Brighton and Eastbourne. It lies 8 miles west of Eastbourne and 11 miles east of Brighton. The property is well located and occupies a prominent position in Seaford town centre, close to the junction with Broad Street. Nearby occupiers include Boots, WHSmith, Morrisons, Co-Op Food, and Tesco Express.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN25 1PE.

DESCRIPTION

The property comprises a ground floor retail/office unit, with 1st floor area and WC. The property benefits from a prominent position on the High Street, set close to the junction of Broad Street and South Street. The unit is in good decorative order with part LED lighting, vinyl flooring, and WC.

ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
Ground Floor	72	6.76
First Floor	62	5.78
Total accommodation	135	12.54

LEASE TERMS

The premises are available to let by way of a new lease on terms to be agreed.

RENT

£5,500 per annum exclusive.

VAT

VAT is not applicable on the rent.

USE / PLANNING

We understand the premises fall within the new use class (Sept 2020) 'E'. The tenant is to make their own enquiries to ensure their use falls within this use class.

BUSINESS RATES

The Rateable Value provided by the Valuation Office Agency www.voa.gov.uk is £1,800 from April 2026.

Subject to the tenant's status the property may benefit from 100% business rates relief.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is D-89.

LEGAL FEES

Each party is responsible for their own legal fees.

ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. Further information can be provided on request.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



David Marsh

01273 054 583

david.marsh@oakleyproperty.com



Silas De Burgh

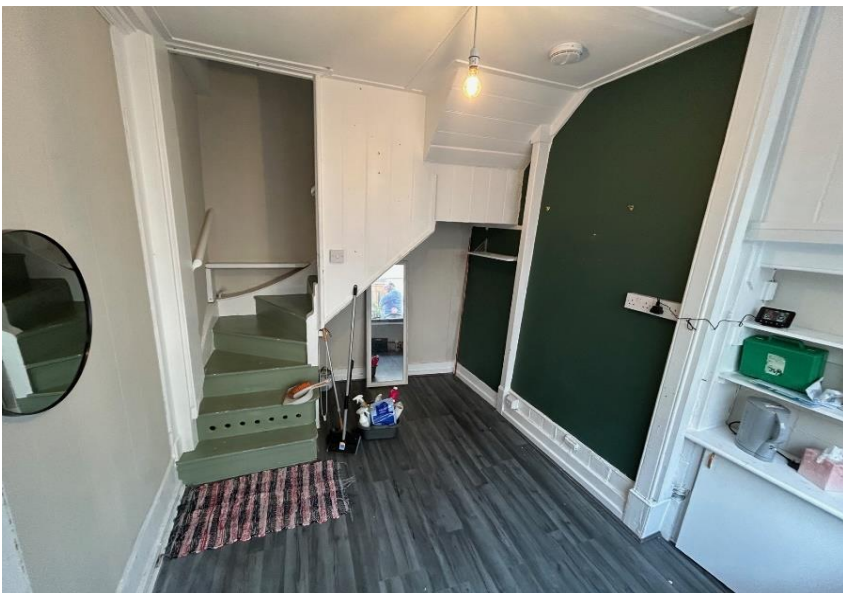
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All images, maps, plans and boundaries are for reference purposes and not to scale.

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