

TO LET

RETAIL – 1,689 SQ FT (156.91 SQ M) 17, Pelham Place, Seaford, BN25 1LH

LOCATION

The property is located in the coastal town of Seaford between Newhaven and Eastbourne. Seaford station is less than a 2 minute walk away, which provides links into Brighton. The unit is a short walk from the beach and ample parking is available. Nearby occupiers include Morrisons supermarket, which contributes to heavy footfall, as well as Burger Box Seaford, Fox and Sons Estate Agents and Trawlers Fish and Chips. The unit holds a prominent corner location, offering a return frontage and high visibility from traffic and pedestrians.

DESCRIPTION

The premises comprises basement and ground floor. The ground floor is arranged as a traditional bank separated as staff/customers. There are also two separate offices, one for customer-staff meetings and one for staff use only. The basement provides ancillary storage space.

ACCOMMODATION (GROSS INTERNAL AREA)

The property has the following approximate dimensions and area:

	SQ FT	SQ M
Basement	513	47.70
Ground Floor Retail	1,176	109.34
TOTAL	1,689	157.04

LEASE

A new FRI lease is available with terms to be agreed.

RENT

£25,000 PAX.

RATES

We have been advised that the Rateable Value is £19,000 (2017).

VAT

VAT may be chargeable on the terms quoted.

EPC

The property has an EPC rating of E.







VIEWINGS - 01273 876200

Alexander Denning t:

Richard Pyne

t: 07943 524921 **t:** 07901 821843

e: adenning@shw.co.uk

e: rpyne@shw.co.uk

3

twitter - @SHWProperty

LinkedIn - SHW Property

Instagram – SHW Property

MAKING PROPERTY WORK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316