

MAKING
PROPERTY
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OPENING HOURS
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THURSDAY - 9:30 - 5:30
FRIDAY - 9:00 - 5:30
SATURDAY - CLOSED
SUNDAY - CLOSED

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01323 301877



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8 am -
2 h
No retu
within 1

TO LET **LOCK UP SHOP - 640 SQ FT (59.42 SQ M)**
44 Broad Street, Seaford, East Sussex, BN25 1NF

DESCRIPTION

The property comprises ground floor sales area with large glass frontage, with rear ancillary storage, W/C facilities and wash basin. The unit benefits from dropped ceiling, LED lighting and large ground floor sales area.

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 Superdrug, Specsavers, WHSmith, Boots and a variety of local independent occupiers. The unit is situated in a prominent position at the entrance to Broad Street with high visibility from traffic and pedestrians alike.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Sales Area	546.70	50.79
Ancillary Storage	92.90	8.63
TOTAL	639.60	59.42

AMENITIES / OPPORTUNITY

- Large glass frontage.
- Busy commercial parade.
- High footfall location.
- Nearby occupiers include Superdrug, Specsavers, WHSmith, Boots and a variety of local independent occupiers.

RENT

A new fully repairing and insuring lease, at a commencing rent of £15,000 per annum exclusive of VAT and any other outgoings, subject to rent reviews at the appropriate intervals.

RATES

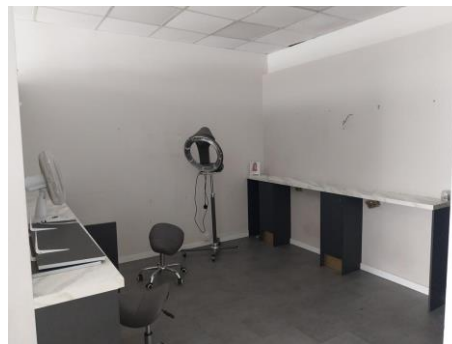
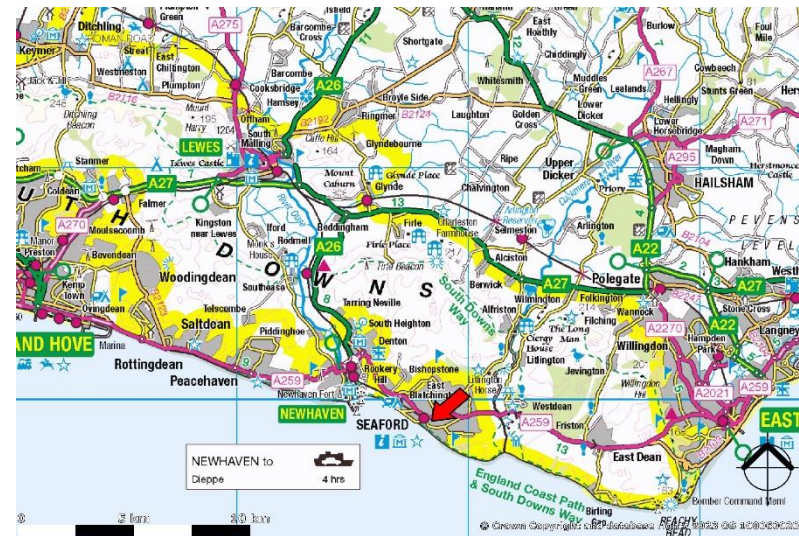
Effective April 2023 the rateable value is £13,250

VAT

VAT may be applicable on the terms quoted.

EPC

The property has an EPC rating of D.



VIEWINGS – 01273 876200

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