

## Rent | £36,500 PAX



## 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.

## ACCOMODATION

The property has the following approximate dimensions and area:

Area	SQ FT	SQ M
Basement	513	47.70
Ground floor retail	1176	109.34
First floor	610	56.66

## LEASE

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

## RATES

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

## EPC

A new EPC survey is being conducted and will be available shortly.

## VAT

VAT may be chargeable on the terms quoted.



## VIEWINGS

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