Cradick RETAIL
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SEAFORD

35 BROAD STREET BN25 1LS

Busy Seaside Town

Prime Shop Adjoining Cardzone – To Let

LOCATION

Seaford is a coastal town in East Sussex with a population of 23,463 (2011 census), located 13 miles east of Brighton and 10 miles west of Eastbourne.

The town is served by excellent bus links to the neighbouring towns whilst Seaford train station provides regular services to Brighton in approx. 30 minutes. The town benefits from good road communications with the A27 linking Seaford to the surrounding coastal areas.

Seaford town centre benefits from a variety of retail and leisure operators, situated predominantly on the High Street, Sutton Park Road and Broad Street, the latter representing prime pitch within the town. The centre also benefits from a strong convenience and supermarket offering, with a **Co-op Food**, **Tesco Express** and **Morrisons** superstore present.

The property occupies a central trading position on Broad Street, close to its junction with Place Lane, and is within a short walking distance of a number of public car parks.

The property adjoins **Cardzone**, whilst notable retailers within the immediate vicinity include **Sussex Stationers**, **Oxfam**, **Superdrug**, **Cancer Research UK**, **M&Co**, **St Wilfred's Hospice**, **Boots**, **Specsavers**, **WHSmith** and **Grape Tree**.

ACCOMMODATION

The property is arranged over ground floor only, with the following approximate dimensions and net internal floor area:-

Gross Frontage	6.10 m	20 ft 0 ins
Internal Width (max)	6.02 m	19 ft 9 ins
Shop and Built Depth	14.94 m	49 ft 0 ins
Ground Floor Sales	**83.24 sq m**	**896 sq ft**

The property benefits from rear access via Place Lane.

TERMS

The property is available by way of a new 10 year full repairing and insuring lease at a commencing rental of **£18,000 per annum**, subject to a mid-term upward only rent review.

RATES

Current Rateable Value	£18,000
Rate in the £ (2021/22)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEGAL COSTS

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

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract and VAT (if applicable)

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50 metres

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Map data

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