

RETAIL WITH FIRST FLOOR OFFICE/STORE

700 sq ft (65.03 sqm)



Oakley

Your Sussex Property Expert

7 Place Lane, Seaford BN25 1LA

- New lease available
- Well located close to Broad Street
- Nearby occupiers include Boots, Superdrug & WHSmiths
- Well presented

TO LET

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LOCATION

The property is located on the southern side of Place Lane, near to the junction with Broad Street, in the town of Seaford. Seaford is approximately 9 miles east of Eastbourne, located by the sea, benefiting from a beach that runs from Seahaven in the west to Seaford Head in the east. The unit is situated close to other retailers including national operators such as Tesco Express, Superdrug, WHSmith and Boots.

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

DESCRIPTION

The property comprises a ground floor retail area that benefits from faux wood flooring throughout, part LED lighting and air conditioning units (untested) and is well presented. The first-floor space is laid out as open plan office/store and benefits from a WC and kitchenette.

ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
Retail area - ITZA	411	38.18
First floor	289	26.85
Total accommodation	700	65.03

LEASE TERMS

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

RENT

£12,000 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 for the financial year 2026-2027 provided by the Valuation Office Agency www.voa.gov.uk is £13,250 for the property.

For more information on Rates Payable, and the various multipliers now available, please see: [Estimate your business rates - GOV.UK](https://www.gov.uk/guidance/estimate-your-business-rates)

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is B-49

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.



James Hamblyn

01273 627 411

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David Marsh

01273 054 583

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Main switchboard: 01273 688 882

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Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



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

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