



## FREEHOLD RETAIL & RESIDENTIAL INVESTMENT FOR SALE

- Vacant possession of Retail Unit
- Close to Seaford Town Centre
- 2 Maisonettes above are Let Out on AST's
- OIRO £465,000

## LOCATION

Seaford is a coastal market town on the A259 between Brighton and Eastbourne. It lies 8 miles (13 km) west of Eastbourne, 11 miles (18 km) east of Brighton, 18 miles (29 km) south of Uckfield and 32 miles (51 km) south of Royal Tunbridge Wells. The town has a resident population of 23,865.

8-10 High Street occupies a prominent position in Seaford town centre, close to the junction with Broad Street. Nearby occupiers include Boots, WHSmith, Morrisons, Co-op Food, Tesco Express, Seaford Second-Hand Furnishings and High Street Antiques.

There is limited on-street parking (permit or up to two hours) immediately outside, with additional public parking available at Richmond Road Car Park (approximately 65 spaces) less than a two-minute walk away.

A location plan and street view can be viewed online through Google Maps by entering the postcode BN25 1PG.

## DESCRIPTION

The property comprises a substantial double-fronted ground-floor retail unit, most recently trading as a second-hand furniture and antiques store. The shop benefits from full-height display windows, an open-plan sales area and rear storage/ancillary accommodation. There is also a rear storage yard with side access to a side road.

Above, the first (2 Bed) and second floors (3 Bed) accommodate two self-contained maisonette flats (Flat 1 & Flat 2). Each is arranged over split levels, offering flexible living/bedroom space together with a modern fitted kitchen and bathroom. Both flats have recently been refurbished.



## ACCOMMODATION

	sqft	sq m
Retail Area	933	86.7
Flat 1	TBC	TBC
Flat 2	TBC	TBC
Total Floor Area	-	-



## TENURE

Freehold subject to tenancies and vacant possession of the shop.

## TENANCIES

8-10 High Street ground-floor shop is owner-occupied and will be vacated upon purchase.

Maisonette 1 is let on an AST tenancy from November 2024 at a current rent of £850 per calendar month.

Maisonette 2 is let on an AST tenancy from 1st August 2025 at a current rent of £850 per calendar month.



## PRICE

Offers in the region of £465,000.

## EPC

The EPC can be produced upon request.

## VAT

We are advised that the property is not elected for VAT.



## **BUSINESS RATES**

8-10 High Street: Rateable Value £10,250  
UBR 49.9 p (Apr 2025/26).

## **COUNCIL TAX**

8-10 High Street (both Maisonettes): B and A

## **LEGAL COSTS**

Each side will be responsible for their own legal costs.

## **MONEY LAUNDERING REGULATIONS**

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.



## CONTACT US

To book a viewing or receive further information, please get in touch.



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