



47 Broad Street
Seaford, East Sussex BN25 1NG

TO LET

FORMER BANK PREMISES

Total size 191.60 sq m (2,262 sq ft)

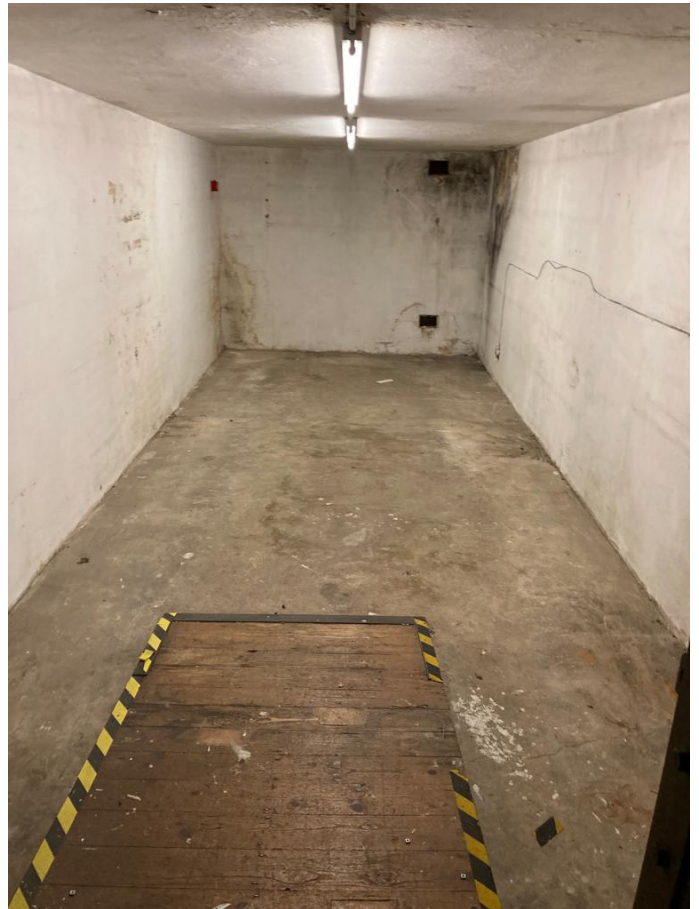
Key Features:

- Prominent corner position on Broad Street and A259 Coast Road
- Commanding corner position
- Attractive former bank premises
- Ideal café/restaurant unit
- Arranged over ground, first and second floors
- Rent £28,500 per annum
- Offered by way of new lease





47 Broad Street
Seaford, East Sussex BN25 1NG



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



47 Broad Street
Seaford, East Sussex BN25 1NG

Location

The property is situated on the western side of Broad Street.

Seaford train station is a 3 minute walk away and the seafront is only a 6 minutes away. Nearby occupiers are Dominos Pizza, Barclays bank, Coral and Specsavers.

Accommodation

The majority of the accommodation is arranged over ground floor with Gents and Ladies WC's located on the first floor and additional storage/ staff rooms on the second floor.

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
Ground	1,662 sq ft	154.40 sq m
First	not measured	
Second	400 sq ft	37.20 sq m
Total	2,262 sq ft	191.60 sq m

EPC

D (97)

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £28,500 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £25,000.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Will Thomas

w.thomas@flude.com

01273 727070

www.flude.com

Aaron Lees

a.lees@flude.com

01273 727070

www.flude.com



Flude
PROPERTY CONSULTANTS



April 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH