



**MAKING  
PROPERTY  
WORK**  
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**TO LET**

**RETAIL – 2,229 SQ FT (207.07 SQ M)**  
**17, Pelham Place, Seaford, BN25 1LH**

**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, ground floor and first 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. The first floor offers male and female w/c.

**ACCOMMODATION (GROSS INTERNAL AREA)**

The property has the following approximate dimensions and area:

	SQ FT	SQ M
Basement	513	47.70
Ground Floor Retail	1,176	109.34
First Floor	610	56.66
<b>TOTAL</b>	<b>2,299</b>	<b>213.70</b>

**LEASE**

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

**RENT**

£36,500 PAX

**RATES**

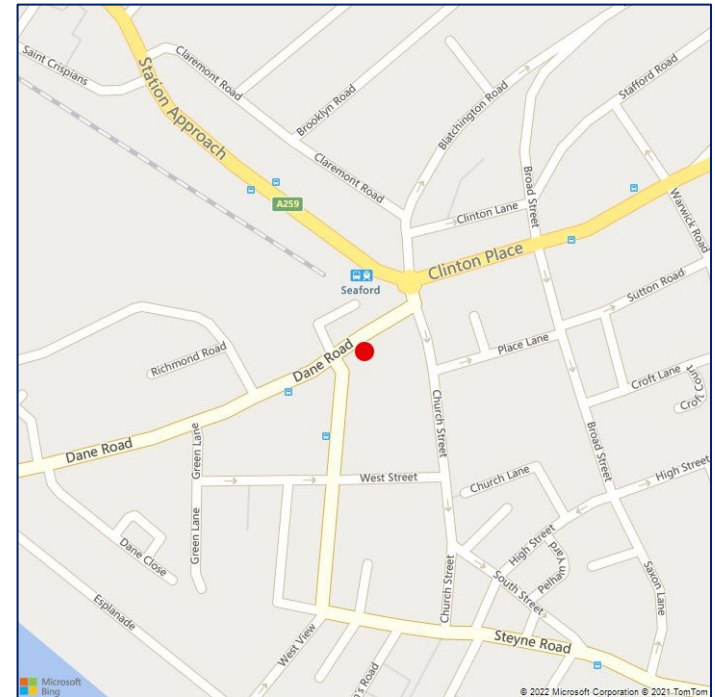
We have been advised that the Rateable Value is £19,000 (2017).

**VAT**

VAT may be chargeable on the terms quoted.

**EPC**

The property has an EPC rating of E.



**VIEWINGS – 01273 876200**

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