

GROUND FLOOR RETAIL SHOP

TO LET



26 SUTTON ROAD

SEAFORD BN25 1RU



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated in this central location in a vibrant parade and close to Broad Street, the main shopping area with a variety of retailers and food outlets, where pedestrian activity is particularly enhanced.

Nearby occupiers include Boots, WHSmith, Specsavers, M&Co, Tesco Express, Halifax and Santander.

Accommodation

The premises may suit a variety of retailers and comprise:

Frontage 21'3 / 26.68 m

Ground Floor	retail area with kitchenette & WC panel lighting	319 ft ²	29.68 m ²
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Terms

The premises are available **TO LET** on a new effective full repairing and insuring lease for a term to be agreed at a commencing rent of **£7,500 per annum** exclusive.

Rateable Value £7,000

EPC B-50

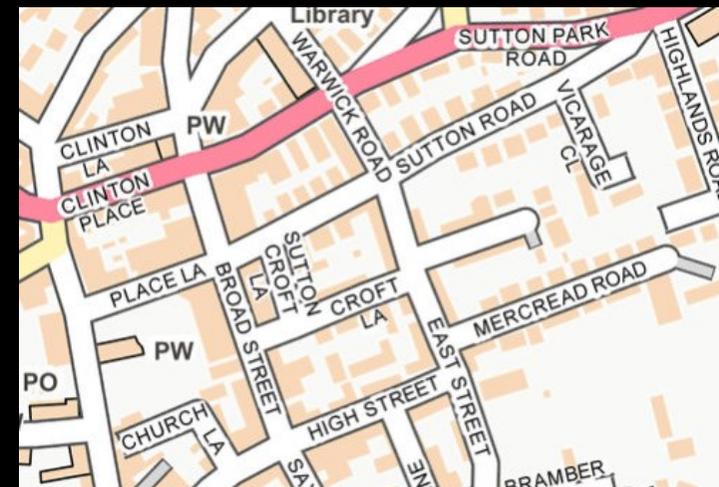
services not tested
all measurements are approximate & gross internal

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**



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321123

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