



RUPERT BURSTOW
Property Consultancy & Acquisitions

**HIGHLY PROMINENT
A5 (TAKE AWAY) PREMISES
& SELF CONTAINED
3 BEDROOM MAISONETTE
BUSY THOROUGHFARE
TO LET**



**6 SUTTON PARK ROAD
SEAFORD
BN25 1QU**



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LOCATION Located approximately 13 miles east of Brighton and 9 miles west of Eastbourne on the A259 Trunk Road. The premises are located on Sutton Park Road directly opposite the new Tesco Express store and close to Broad Street which is the principle shopping street of the town with well known traders such as Corals, Spec Savers, Woolworths, Superdrug, Barclays Bank and HSBC.

ACCOMMODATION The premises comprise a ground floor A5 takeaway and self contained 3 bed maisonette over as follows:

GROUND FLOOR :

Internal width	15'4"
Internal depth	33'2"
Total area	508 sq ft (47 sq m)

- Extraction
- Pizza Oven
- Jacket Potato Machine
- S/S worktops + Incorporated fridges
- Tiled flooring
- HWB

REAR KITCHEN: 8'9" x 4'7" **40 Sq ft (3 sq m)**

- S/S sink and drainer
- Enclosed Rear Yard

W/C: W/C with hand wash facilities

S/C 3 BEDROOM MAISONETE:

Accessed via a rear entrance

FIRST FLOOR:

LOUNGE 13'5" x 15'5"

BEDROOM 3 8'9" x 11'9"

KITCHEN 9'9" x 8'

- Fitted kitchen
- Hob Oven
- S/S sink
- GFCH
- Rear Sun Terrace

SECOND FLOOR:

BEDROOM 1 13'4" x 15'9"

BEDROOM 2 16'1" x 9'3"

SEPERATE W/C & BATHROOM & SINK UNIT

TENURE	Leasehold
LEASE	The property is held on a 20 year head lease from 2007 with 5 year rent reviews (next review due 2012)
RENT	£20,000 per annum exclusive
PREMIUM	£5,000 for the benefit of the leasehold interest (with no equipment) (Alternatively the leasehold interest and fixtures and fittings can be purchased for £30,000)

UNIFORM BUSINESS RATES

- **Description:** Shop and Premises
- **Rateable Value:** 11,500
- **Rates Payable:** £4,762 (April 10/11 estimated)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation.

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through sole agent:
Rupert Burstow Ltd
Tel: 01273 731111

