



FREEHOLD OFFICE INVESTMENT FOR SALE

1 WARWICK ROAD SEAFORD BN25 1RS

LOCATION

Seaford is located 12.6 miles (20 km) east of Brighton, 12.5 miles (20 km) west of Eastbourne, 3.9 miles (6.3 km) east of Newhaven and 11 miles (17.7 km) south-east of Lewes. The town has a resident population of 22,862.

1 Warwick Road is located at the junction with Sutton Road a few minutes walk from the town centre.

Seaford station is 4 mins (300m). There is a on street parking and a Pay & Display car park opposite (45 spaces).

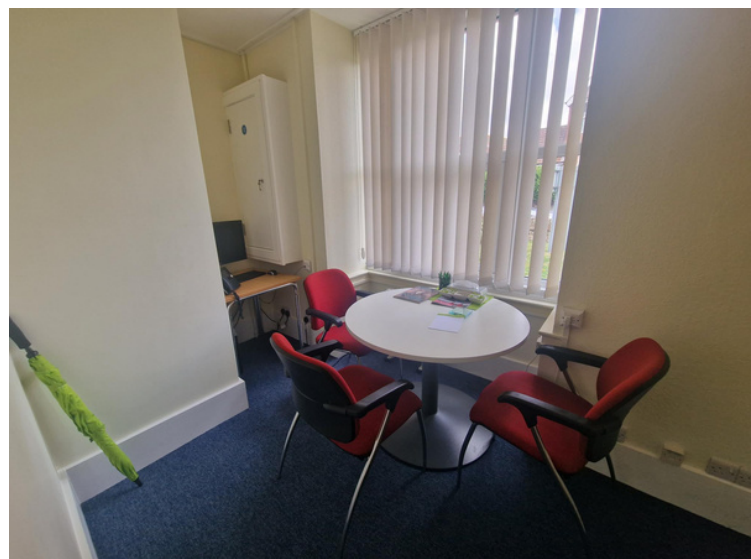
DESCRIPTION

The property comprises a three storey office building with main reception and a number of cellular offices & meeting rooms. There are toilets at ground and first floors.

ACCOMMODATION

Ground Floor	581 sq ft	54 sq m
First Floor	567 sq ft	52.7 sq m
Second Floor	319 sq ft	29.6 sq m
Total	1,467 sq ft	136.3 sq m
'Loft' store	123 sq ft	11.4 sq m

All areas are net internal.



TENURE

Freehold subject to the tenancy stated below.

TENANCY

1 Warwick Road is let on a full repairing and insuring lease dated 14th January 2010 to Mayo Wynne Baxter LLP for a term of 15 years expiring 28th September 2024.

We understand that the rent reviews of 29th September 2014 and 29th September 2019 have not been implemented.

The passing rent is £10,500 per annum exclusive.

PRICE

Offers in the region of £250,000.

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

The EPC will be produced on request.

BUSINESS RATES

Rateable Value £12,750. UBR 49.9p (April 2023/2024).



MONEY LAUNDERING REGULATIONS

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

VIEWING & FURTHER INFO

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