

## The Forge Crouch Lane, Seaford, East Sussex, BN25 1PS £5,000 pax



### Storage/Lock Up TO LET

The town of Seaford is situated on the main A259, approximately 12 miles to the east of Brighton and 8 miles to the west of Eastbourne.

## The Forge Crouch Lane, Seaford, East Sussex, BN25 1PS

Situated just off the High Street this warehouse would benefit anyone wanting a secure storage unit.

**Warehouse Area 53.5 x 17 (16.15m.1.52m x 5.18m)**



908 sq ft approx  
Door Width 5.07 ft approx  
Door Height 7.56 ft approx



### Legal Costs

Each party is to be responsible for their own legal costs

### Services

No electrical, gas or other equipment, appliances or installations have been tested. In-going occupants must make their own enquiries

### VAT

Under the Finance Act 1989 VAT may now be charged on rent or purchase prices. It is recommended that prospective tenants/purchasers make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

### Viewing

Contact Amanda or Jackie on 01323 841814  
amanda.west@rossandco.co.uk  
jackie.neen@rossandco.co.uk



### Lease

The premises are available to let by way of a new effective full repairing and insuring lease for a term to be agreed

### Rent

£5,000 per annum exclusive

### EPC

This property does not require an EPC

### Rateable Value

£4,400 (subject to transitional relief or charges that may be applicable)

**Please be aware that the Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before entering into or signing a business tenancy or lease agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)**