


HURDIS HOUSE, 10 BROAD STREET, SEAFORD, BN25 1ND

£325,000

For sale via live stream auction on the 2nd December 2026. House, Broad Street, Seaford. Substantial vacant freehold commercial building.

A rare opportunity to acquire a vacant four storey building situated in the heart of Broad Street, Seaford. Ideal for an investor or developer seeking a prominent freehold in a high footfall location.

E class use building that previously traded as a café and licenced restaurant on the ground floor with seven further offices on the upper floors, together with numerous kitchenettes and toilet facilities.

The property is in need of modernisation but has potential for the retention of office space, alternatively conversion or redevelopment subject to necessary planning consents.

Two parking spaces situated to the rear of the property via Croft Lane.

Commercial EPC Rating D. 95

- SUBSTANTIAL VACANT FREEHOLD COMMERCIAL BUILDING IN NEED OF MODERNISATION
- FOUR STOREY PROPERTY IN NEED OF UPDATING
- CURRENT USAGE FOR GROUND FLOOR CAFÉ/RESTAURANT WITH OFFICES ABOVE
- GOOD SIZE BASEMENT LEVEL (FORMER STRONG ROOM)
- PARKING FOR VEHICLES
- POTENTIAL FOR REDEVELOPMENT OR CONVERSION SUBJECT TO NECESSARY PLANNING CONSENTS
- COMMERCIAL EPC RATING D. 95
- SEE BELOW LISTED RATEABLE VALUES FOR THE BUILDING EFFECTIVE FROM 1ST APRIL 2026
- FOR SALE VIA LIVE STREAM AUCTION ON THE 2ND DECEMBER 2026









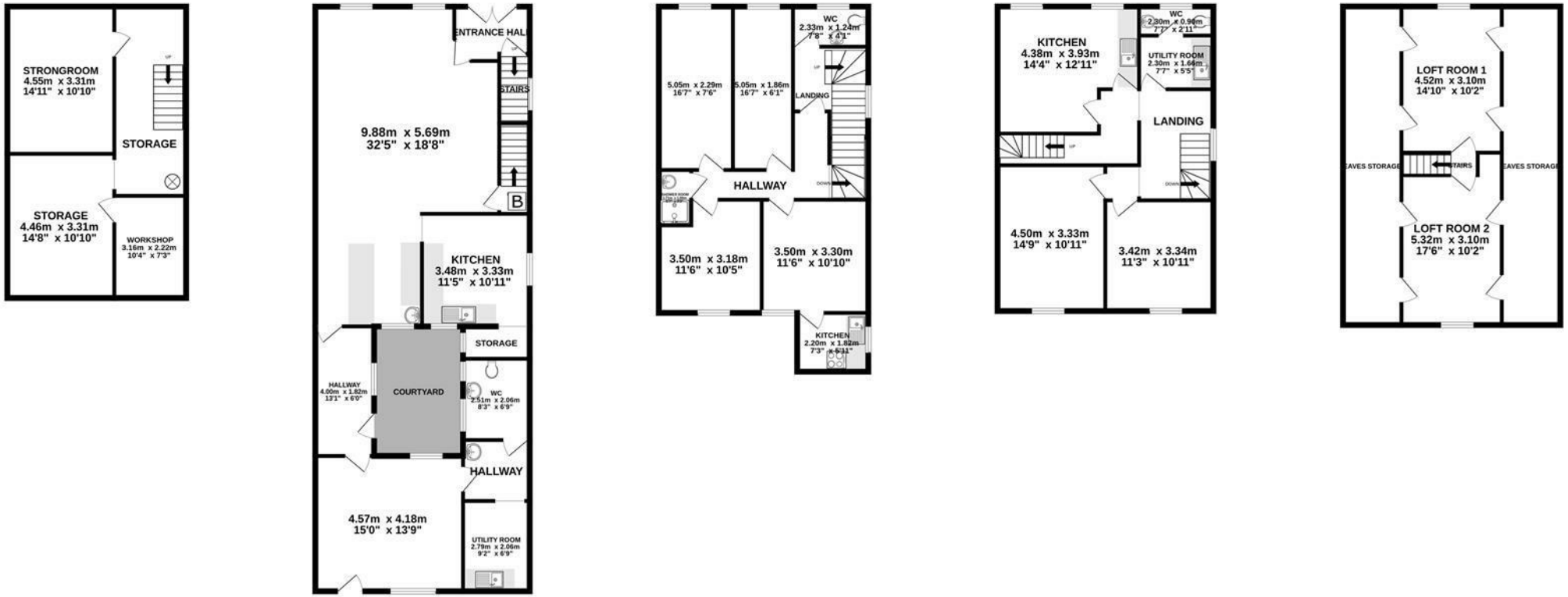
BASEMENT
49.8 sq.m. (536 sq.ft.) approx.

GROUND FLOOR
108.7 sq.m. (1170 sq.ft.) approx.

FIRST FLOOR
65.3 sq.m. (703 sq.ft.) approx.

2ND FLOOR
62.8 sq.m. (676 sq.ft.) approx.

LOFT
66.1 sq.m. (712 sq.ft.) approx.




HURDIS HOUSE BROAD STREET SEAFORD

TOTAL FLOOR AREA : 352.8 sq.m. (3797 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ground Floor
Double entrance doors open into an entrance lobby leading through to the former café area and commercial kitchen. There is also a rear office, store area and WC.

From the ground floor a door provides access to the staircase leading down to the basement. Also located on this level is a wall-mounted Alpha gas fired boiler.

Basement
The basement comprises a former bank strong room with original safe and vaulted construction. This area also houses the electric meters and consumer unit and provides two useful storage areas to the rear. There is also a hot water cylinder installed.

Parking for vehicles situated to the rear of the building via Croft lane.

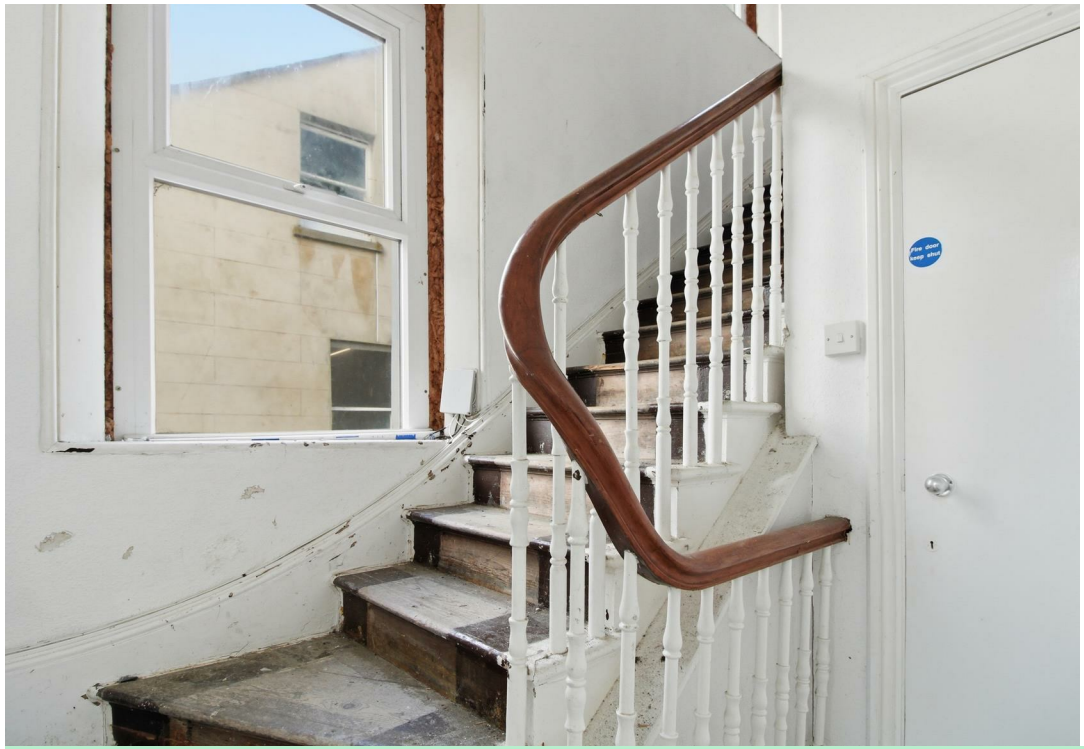
First Floor
Stairs lead to a first floor landing providing access to four offices, together with a kitchenette and a cloakroom.

Second Floor
Further stairs with balustrade and handrail lead to the second floor, which provides three additional offices, together with a small kitchenette and WC.

Attic Level
A narrow staircase leads to attic areas, providing useful storage space, although head height is restricted.

Total Rateable Values £30,480 N.B The third floor comprises two attic areas. The Valuation Office Agency currently assesses the third floor as multiple suites, each with a rateable value of £720. Our vendor is making enquires in relation to this.

Ground Floor: Effective Date- 1st April 2026- Rateable value: £13,500
First Floor: Effective Date- 1st April 2026- Rateable value: £7,700
Second Floor Suite 2a-2b: Effective Date- 1st April 2026- Rateable value: £2125
Second Floor Suite 2c: Effective Date- 1st April 2026- Rateable value: £1700
Second Floor Suite 2d: Effective Date- 1st April 2026- Rateable value: £2175
Third Floor Suite 3a: Effective Date-1st April 2026- Rateable value: £720
Third Floor Suite 3b: Effective Date-1st April 2026- Rateable value: £720
Third Floor Suite 3c: Effective Date-1st April 2026- Rateable value: £720
Third Floor Suite 3d: Effective Date-1st April 2026- Rateable value: £720
Car Park Space 1: Effective Date-1st April 2026- Rateable value: £200
Car Park Space 2: Effective Date-1st April 2026- Rateable value: £200








## DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representationsof fact or form part of any offer or contract.

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EST. 2004