

Retail Unit To Let

28 - 29 North Terrace, Seaham SR7 7EU

REF: NE1821



- Large double fronted retail unit.
- Retail area circa 345 sq.m. (3,700 sq.ft.).
- Full refurbishment required.
- Thriving coastal town.
- Prominent corner location.
- RENT £48,000 pa (incentives available).



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

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4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

The property is in an extremely sought after and prime location, on the picturesque East Durham coastline surrounded by an excellent mix of retail, leisure and residential properties such as the renowned Lamp Room, Dempsey's bar, Port of Call, Humbles Bistro and coffee shop. Other food offers include traditional fish and chips via Gills Fry Fry restaurant, Ashoka Indian Restaurant, and Leaf Bark & Berry café.

Seaham is approximately 5 miles from Sunderland, 15 miles from Durham and 19 miles from Newcastle. The property is situated nearby the newly renovated Seaham Harbour Marina where you will find the East Durham Heritage and Lifeboat Centre and a secluded sandy beach. The Marina offers facilities for 77 boats, slipway and accommodation for overnight visiting boats. There are plenty of free parking spaces outside the premises, opposite the Terrace Green, and additional parking located at the marina.

Seaham is a lively harbour town on Durham's Heritage Coast. This area of Seaham attracts tourists from far and wide Seaham holds many excellent events throughout the year such as live music, the annual Summer Carnival weekend, the Summer food festival attracting celebrity chefs, the lively fireworks display and the ever popular Christmas lights switch on. North Terrace can expect to see many exciting changes in the near future to potentially include a dessert parlour, champagne bar and more. Much investment has gone into the area and much more is to come, creating an idyllic Seaside hotspot.

Description

The property comprises a double fronted ground floor mid-terraced unit which forms part of a larger two storey building.

The ground floor is effectively one large open retail space

Accommodation

Ground Floor

Retail Unit circa 3,700 sq.ft. (345 sq.m.).

EPC

Rating TBC once works have been completed.



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Services

Water and electricity is installed to the premises.

Business Rates

Rateable Value £tbc

Tenure

A new FRI lease is available with terms to be agreed. The commencing rent will be £48,000 per annum. Each party will be responsible for their own legal costs in this transaction.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations, the Purchaser will be required to provide two forms of identification and proof of the income source.

Planning

Currently class E.

Viewing

By appointment with this office.



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