

# STUART EDWARDS



## Seaside Lane

Easington, Peterlee SR8 3PG

- RECENTLY REFURBISHED RETAIL UNIT
  - GREAT FOOTFALL
- NEWLY DECORATED AND CARPETED
- ELECTRIC ROLLER SHUTTERS FOR SECURITY
  - OR FOR SALE £199,950
- PROMINENTLY POSITIONED
- PUBLIC CARPARK CLOSE BY
  - NEW ROOF
- EASY ACCESS GARAGE TO REAR

**£1,500 Per Month**

## Council Tax Band: EPC Rating:

### FULL DESCRIPTION

We offer to the market this newly refurbished freehold retail unit with new carpets and redecoration throughout. Additionally the property has a new roof fitted. Located on Seaside Lane, which is an established main front street, densely populated, enjoying good footfall and passing traffic. The property is in good order throughout and is suitable for a variety of retail uses. Internally the ground floor has two large shop spaces, storage rooms and office space. To the first floor there is further shop space, kitchenette and washroom. The property has a front entrance and excellent vehicular access to the rear to allow access to a large garage/warehouse with remote controlled roller shutter door. Its also worth noting that there is a large public car park to the side of the property. Roads to the front and rear of the property are made up and adopted. The property has electric shutter doors to both the front and rear to add additional security. Internal inspection is essential.

### ACCOMMODATION

Ground Floor: Approximately 1600 sq.ft  
Main Shop 27'2ft x 24ft  
Second Shop 29'3ft x 28;7ft  
Kitchen & Office 8ft x 8ft

First Floor: Approximately 780 sq.ft

Warehouse: Approximately 250 sq.ft

### SERVICES

All mains services are supplied to the property including a gas fired central heating system which supplies radiators and hot water. The drains are connected to the main sewer.

### TENURE - FREEHOLD

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

### IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

### VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

### WEBSITE COVERAGE

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

### THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

