

48 - 50 Main Street

Seahouses, NE68 7RQ

A Detached Building Of Traditional Stone Construction Comprising A Retail Unit & Self-Contained Flat For Sale As A Whole • Offers Over £330,000 are invited

Edwin Thompson





BRIEF RESUME

- Retail Unit & Self-Contained Flat
- Traditional Stone Construction
- May Offer Development potential
- Sought After Location

LOCATION

The subjects are situated within a mixed use area within the centre of Seahouses just northeast of the roundabout at the junction of Main Street and King Street. The area is generally characterised by retail, food and office uses at ground level with residential accommodation to upper floor levels.

Seahouses is a small seaside town with a population of approximately 1,800, Seahouses is extremely popular with visitors and attracts thousands of tourists each year. This vibrant fishing village has a bustling harbour, several shops and numerous opportunities to see the local wildlife. The Village is situated on the North Northumberland coast between Berwick-upon-Tweed, 23 miles to the north and Amble, 21 miles south. The town is located on the B1430 the Northumberland coastal tourist route.

DESCRIPTION

48 and 50 Main Street comprises a detached building believed to date to the late 19th Century.

The original building is of traditional stone construction under pitched and hipped roofs clad in slate. There are more recent stone-faced cavity single storey extension to the northeast corner of the building and south west of the retail unit with parapet walls and flat roofs finished in mineral felt.

The property retains a single brick stack with a clay pot. The rainwater goods predominately comprise replacement pvc units.

The shop windows comprise a combination of double glazed and single glazed timber framed units. The windows to the flat have been replaced with modern upvc framed sealed units.

A shared lane off Main Street provides vehicular access to a tarmacadamed surfaced parking area to the west with space for approximately 3 cars. There is an attached garage accessed off the parking area. The garage is of brick construction under a mono-pitched roof. To the west there is an enclosed garden bounded by post and rail fencing.

The site would appear to extend to approximately 0.041 ha (0.10 acre) in total. The garden grounds to the rear may offer some development potential subject to obtaining the necessary consents.

AREAS

Approximate Net Internal Areas (IPMS3):

48 Main Street (Retail Unit)

| Description | Sq m | Sq Ft |
|--------------------|-------|-------|
| Net Internal Area | 84.21 | 906 |
| In Terms Of Zone A | 60.06 | 646 |

50 Main Street (Self-Contained Flat)

| Description | Sq m | Sq Ft |
|---------------------|-------|-------|
| Gross Internal Area | 67.06 | 722 |

E & oe Measurements taken using a laser measurement device.





ACCOMMODATION

48 Main Street - Retail unit:

Front shop with display windows along the Main Street frontage and projecting single storey extension to the southwest providing additional window frontage. Sizeable front shop accessed off Main Street, rear shop/ office with WC off, stock room with separate delivery access via the garage to the rear.



50 Main Street - Self-Contained flat

Self-contained entrance from the courtyard to the rear. Entrance vestibule, stairs to first floor level.

Landing, dining kitchen, living room, two bedrooms and shower room/ WC.



TENURE

We are advised that the Freehold was acquired from the Trustees of Lord Crew's Charity in 1992.







Rateable Value

Shop: Rateable Value of £16,250 effective from 01-April-2023.

Flat: Council Tax Band A.

Small Business Rates Relief Scheme (SBRR) currently provides up to 100% rates relief for units with a Rateable Value of £12,000 or less based on the combined total of all the occupiers business premises within England and Wales (subject to application and eligibility). This relief is reviewed annually in accordance with the budget.

Rateable value information has been obtained from the Scottish Assessors Association website. Whilst believed to be correct, this information has not been independently verified.

Services

Mains electricity, water and drainage are connected.

An oil fired Worcester Greenstar Heatslave II 18/25 boiler provides central heating and domestic hot water to the flat. This would appear to be a relatively modern installation. The shower room is fitted with a Triton electric shower.

Occupational Leases

It is understood that the current lease has been extended by two years to March 2024 with a current Passing Rent of £12,000 per annum. The flat is sub-let at £380 per calendar month.

What3words///

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Viewing

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors
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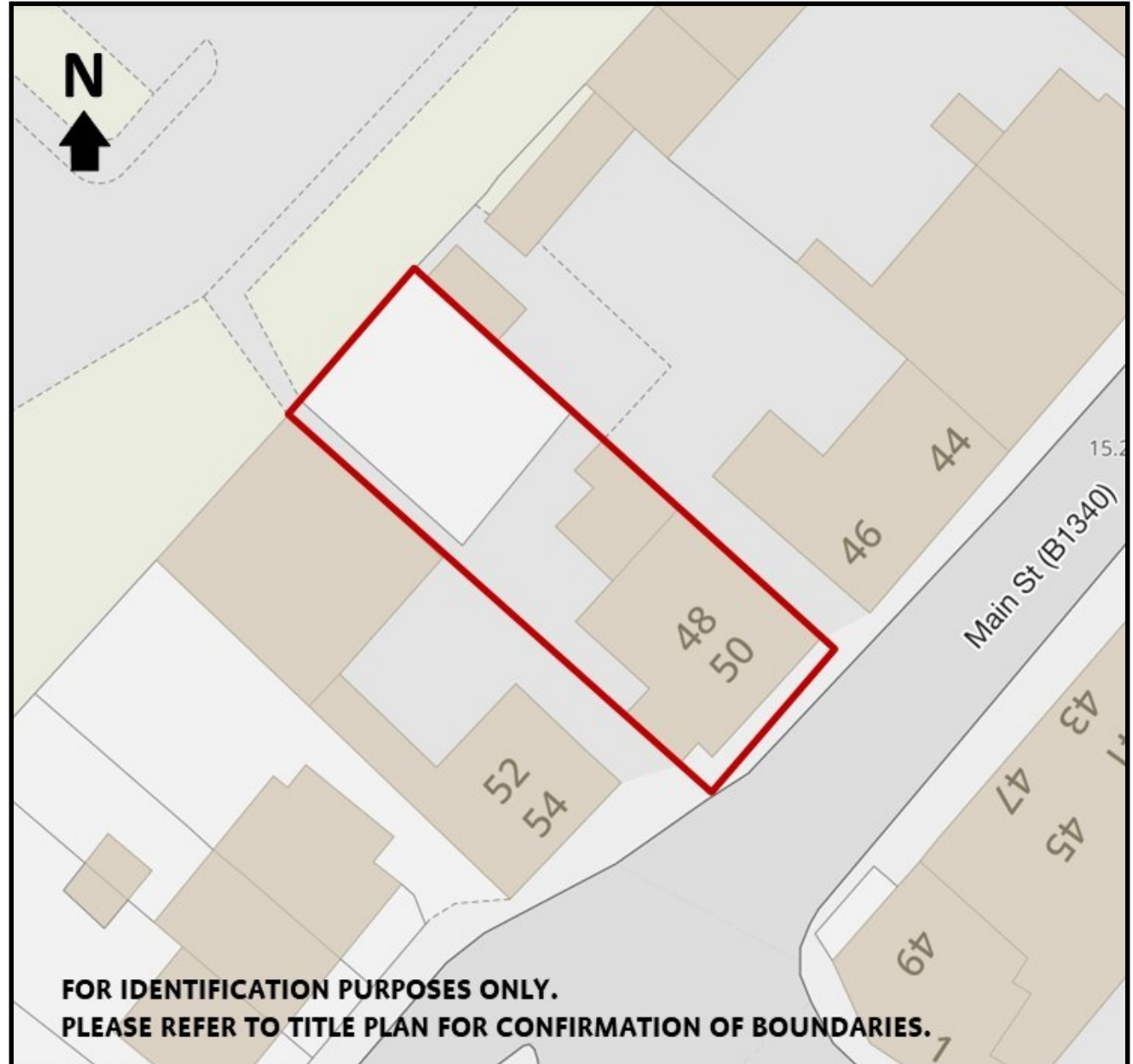
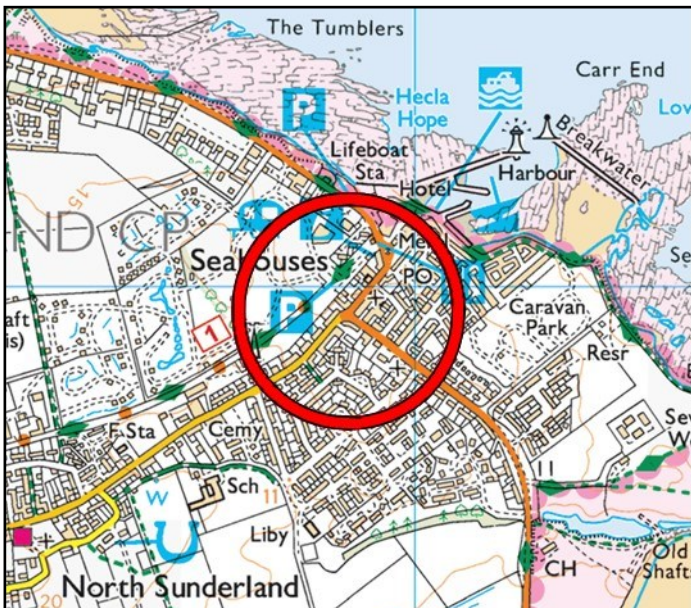
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