



Sanderson
Weatherall

TO LET

PROMINENT RETAIL UNIT



UNIT 5 17 DELAVAL HOUSE AVENUE ROAD SEATON DELAVAL NE25 0DS

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Accommodation

We understand that the accommodation provides the following Net Internal areas:-

Description		
Frontage	5.99 m	19' 08"
Shop Depth	24.90 m	81' 09"
Retail Sales Area	183.30 Sq M	1,973 Sq Ft

Prominent Location

1,973 sq ft

£12,000 per annum exclusive

Subject to Contract

Location

The subject property is located on Avenue Road, the principal retailing and access road into Seaton Delaval facing the roundabout and is more particularly situated north of Park Road and south of Hartley Street North.

Situated within the District of Blyth Valley, the village of Seaton Delaval lies approximately 3 miles to the south west of Blyth and 10 miles to the north east of Newcastle City Centre. The village has an estimated resident population of circa 3,500 persons.

Seaton Delaval benefits from good road communication links with the A192 and A190 both running through the village which also link with the A189 providing direct access onto the A1 and A19.

The retail unit is characterised by predominantly local retailers, however some major Banks and retailers are represented.

Description

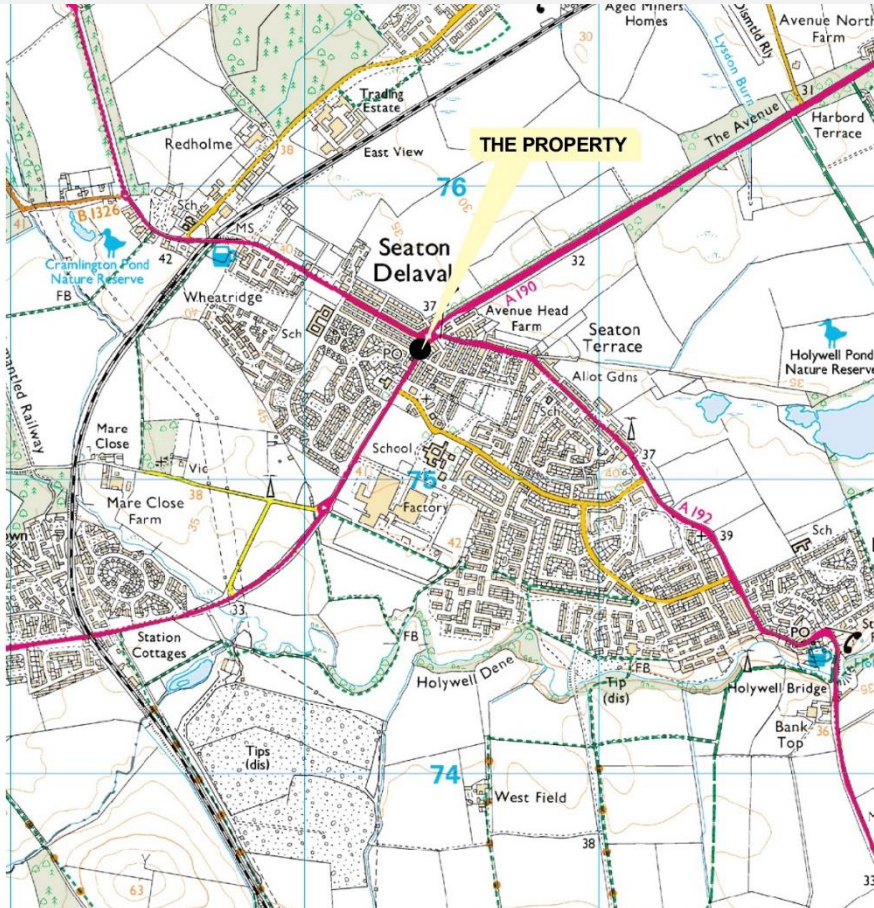
The retail unit is situated within a block of two storey terraced retail units of traditional construction built in the early 1900's. Internally the retail unit offers adequate retail sales area with good levels of natural light and ancillary storage to the rear elevation accompanied with kitchen and WC facilities.

The unit also benefits from having electric roller shutter doors and good retail frontage. The property currently has consent for A1 use class but other uses may be considered subject to planning.

Rates

To be assessed on occupation.

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Northumberland County Council).



VAT

All rents are deemed to be exclusive of VAT.

Asking Rent

Offers in the region of £12,000 pax are invited for the leasehold interest by way of a new FRI lease, subject to contract.

EPC

The Energy Performance Asset Rating is Band D (87). A full copy of the EPC is available for inspection if required.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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February 2019



Viewings and further information

Strictly by prior appointment with the agents:

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