



Sanderson
Weatherall

TO LET

RETAIL / LEISURE UNIT



CGI Image

28-29 North Terrace, Seaham, Co. Durham SR7 7EU

sw.co.uk



Rare Retail / Leisure Opportunity

Prominent Seafront location

Ground Floor area 1,700 – 3,700 Sq Ft

Full Repairing & Insuring terms

Subject to Contract

AVAILABLE SPRING 2022

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, traditional fish and chip via Gills Fry Fry restaurant, Ashoka Indian Restaurant, and Leaf Bark & Berry cafe to name a few.

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 being home to the George Elmy lifeboat, a water sport centre, The Lookout Cafe, The Pancake Kitchen, Bulan Burger 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 who come to see the dramatic cliff top views, to seek out one of England's oldest churches, to relax on the tranquil sandy beach with its inviting rock pools, to pick sea glass, to dine out, and so much more. 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

Renovations will begin shortly to convert the current end of terrace property into one / two ground floor commercial units comprising circa 1,700 sq ft to 3,700 sq ft (subject to occupier requirements). The views from the property are enviable and therefore would ideally suit retail or leisure use. In fact, the property lies directly adjacent to the terrace green and the famous Tommy soldier statue.

Accommodation

We understand that the property comprises the following approximate net internal floor areas:-

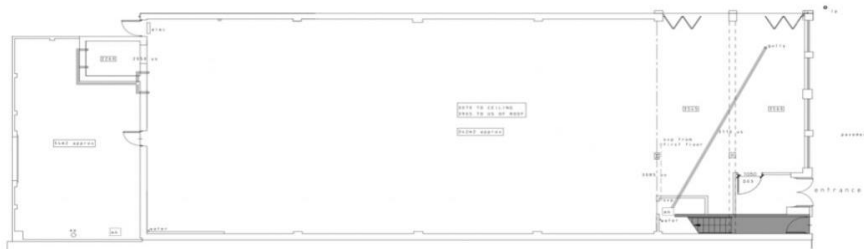
Ground Floor: 157.94 -343.74 Sq M (1,700 – 3,700 Sq Ft)

Lease Terms

The premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed, subject to contract.

Asking Rent

Rent available upon application



Existing Ground Floor Scale 1:50

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

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

Business Rates

The property is yet to be assessed for business rates by the Valuation Office Agency (VOA). It is likely that once a suitable tenant has taken occupation that the VOA will inspect and allocate a rateable value to the subject property.

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Sunderland City Council.

Energy Performance Certificate

A valid Energy Performance Certificate (EPC) will be prepared upon practical completion of the proposed development.

Permitted Use / Planning

The property has consent for any use under E use class of the Town & Country Planning (Use Classes) Order as amended 01.09.2020. Alternative uses may be considered subject to obtaining the necessary planning consent.

Property has recently been granted consent for two commercial units with new shopfronts with canopies and roller shutters to front elevation along with bi-folding doors to side gable. Planning Ref No: DM/21/03830/FPA.

Services

We understand that all mains services will be connected to the property however any interested parties are to carry out their own investigation with regard to this matter.



Strictly by prior appointment with the agents:

Mark Convery

07525 872 141

mark.convery@sw.co.uk

Sanderson Weatherall
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

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Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

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