



## High Colliery Post Office Stockton Road, Seaham SR7 0HJ

- Post Office, Off Licence, Newsagents & General Dealers
- Includes a 4 Bedroom First Floor Flat
- Post Office Recently Ceased (Can Be Re-applied For)
- Retail Turnover £3,000 - £4,000 per week
- Retail Unit 82.47 sq. m. (887 sq. ft.)
- Wash.me 24 Hour Laundry Machine
- Short Trading Hours
- Rent £16,584 per annum

**Leasehold £10,000 plus stock at valuation**

# BUSINESS FOR SALE

## Location

The business is located on Stockton Road (B1285) Seaham. Seaham is located on the east coast and benefits from fine beaches and good transport links to the eastern side of the country with the A19 approximately 0.8 miles away leading to Darlington and Middlesbrough in the south and the Tyne Tunnel and Northumberland to the north as well as the A1.

## The Property

A two-storey end-of-terrace property featuring a pitched slate roof. The business operates from the ground floor, which spans 82.47 sq. m. (887 sq. ft.), comprising an open-plan retail area with a till/post office counter, storage space, and staff W.C. facilities. Additionally, the property includes a first-floor 4-bedroom, 2 bathroom flat, which will be offered with vacant possession.

## The Business

The Post Office and the accompanying retail business stock a variety of products including confectionary, tobacco, vapes, alcohol, gifts, drinks and much more. The business offers many services including passport photo booth and Wash.me 24 hour self-service laundry machine.

\*The Post Office element has ceased trading, as of March 2025 – Our client believes this can be re-instated.

## Tenure

Leasehold – Retail Unit - A terms of 6 years & 11 month from 2024. Flat - 6 months rolling

## Rent

Retail - £8,424 per annum

Flat – £8,160 per annum

## Trading Information

We have verbally informed the turnover is circa £3,000 - £4,000 per week with additional Post Office commission of circa £15,000 per annum. There is additional commission from the Wash.me laundry machine.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £5,200. As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Post Office

The transfer of a Post Office is at the sole discretion of Post Office Counters Limited.

\*This will need to be re-applied for, if required

## Staff

The business is family operated.

## Opening Hours

Monday – Saturday 10.00am – 8.00pm

Sunday Closed

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Updated April 2025



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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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