



**28 Hartburn Terrace,  
Seaton Delaval NE25 0AY**

- Former Ladies Hair Salon
- Prominent Main Road Position
- Suitable for a Variety of Uses (stpp)
- Retains Most Fixtures & Fittings
- Floor Area 45.6 sq. m. (490 sq. ft.)
- On Street Parking
- New Lease Terms Available
- Low/No Rates to Pay

**Rent: £7,200 per annum**

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## Location

The property is located on Hartburn Terrace a main route through the village of Seaton Delaval, close to local amenities including shops, schools and doctors surgery.

## The Premises

A ground floor unit within a two-storey mid terrace property with pitched slate roof. The unit being 45.59 sq. m. (490 sq. ft.) consists fully open plan salon/retail area, backwash area, kitchen and staff W.C facilities.

The unit is well presented and retains some of the following fixtures, if required: 5 spacious cutting stations with mirrors, 2 backwash, 3 Rem static dryers and 1 Ceriotti equator 3000 mobile hood.

## Floor Area

Area	Sq. m.	Sq. ft.
Salon	21.99	236.69
Backwash Area	16.11	173.40
Kitchen	5.63	60.60
W.C	1.86	20.02
<b>Total</b>	<b>45.59</b>	<b>490.72</b>

## Rent

£7,200 per annum

## Lease

New lease terms available.

In-going Tenant to contribute £1,000+vat, towards Landlord's fees.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £3,700

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.

## 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.

**Ref I216**

**Prepared 11<sup>th</sup> April 2025**



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