



26 Church Street, Seaham SR7 7HQ

- Ground Floor Retail Unit
- Total area: 90.82 sq. m. (977.58 sq. ft.)
- Prime position on Seaham's main retail street
- High visibility and consistent passing footfall
- Suitable for various retail or service uses
- No business rates payable (subject to eligibility)
- Free parking located to the rear

Rent: £6,000 per annum

COMMERCIAL

Location

Situated in a prominent position on Church Street, Seaham's main retail thoroughfare, this property benefits from excellent visibility and consistent footfall. The unit sits close to the Byron Place Shopping Centre, home to major retailers including ASDA, Home Bargains, Greggs, Boots, and Specsavers, ensuring a strong customer draw. Seaham is a popular coastal town in County Durham, approximately 6 miles south of Sunderland and 13 miles east of Durham, with good public transport links. Seaham railway station and multiple local bus routes are within easy walking distance, offering convenient access for shoppers and staff alike.

Description

A ground floor retail unit forming part of a mid-terrace, two-storey property prominently positioned on Church Street. The premises were previously occupied by a charitable organisation and are suitable for a wide range of retail, service, or professional uses, subject to the necessary planning consents and use class approvals.

The accommodation offers a flexible layout, comprising a main sales area, kitchen, WC, and ancillary storage, making it an ideal opportunity for independent retailers, service providers, or office users seeking a central Seaham location.

Area	Sq. m.	Sq. ft.
Retail	58.32	627.73
Kitchen	8.87	95.47
WC	7.48	80.51
Stores	16.15	173.87
Total	90.82	977.58

External

There is a small shared yard to the rear of the property.

Rent

£6,000 per annum

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £6,200

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.

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: I320 (Version 1)

Prepared: 21st November 2025

COMMERCIAL



COMMERCIAL



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.

R573