



10 / 10a Avenue Road, Seaton Delaval NE25 0DU

- Ground floor former fish & chip takeaway
- First floor self-contained two-bedroom flat with separate access
- Two storey end terrace property 170 sq. m. (1,830 sq. ft.)
- Prominent end-terrace position with excellent passing trade
- Suitable for a range of other cuisines
- Predominantly residential area driving regular food demand
- Zero business rates, subject to eligibility criteria
- Property has fire damage; requires comprehensive refurbishment

Price: £175,000 Freehold

COMMERCIAL

Location

The property is prominently located on the corner of Avenue Road and Blyth Street, in the heart of this well-established and popular Northumberland village. Seaton Delaval benefits from a strong local community and a steady flow of passing trade, supported by surrounding residential areas and nearby amenities.

The premises occupy a highly visible roadside position on Avenue Road, one of the village's main thoroughfares, ensuring excellent exposure to both pedestrian and vehicular traffic. The area is well served by public transport links, with regular bus services connecting Seaton Delaval to Whitley Bay, Cramlington, Blyth, and Newcastle upon Tyne.

Description

The property occupies a prominent end-terrace position within an established retail parade, benefiting from good visibility and passing local traffic. The surrounding neighbourhood is predominantly residential, providing a consistent local customer base, while nearby connecting roads offer easy access to surrounding districts and amenities. On-street parking is available in the immediate vicinity, supporting both customers and residents. The ground floor comprises former Fish and Chip takeaway extending to approximately 107 sq. m. (1,152 sq. ft.), including a serving area, kitchen, walk in freezer room and staff WC. The layout is practical and ready for continued food use or alternative commercial purposes (subject to any necessary consents).

The first floor provides a self-contained two-bedroom flat with separate access, extending to approximately 63 sq. m. (678 sq. ft.). The accommodation includes a living room, two bedrooms, kitchen and bathroom, offering residential space ideal for owner-occupation or rental income.

Overall, the property offers a versatile mixed-use opportunity in a convenient and well-connected location, comprising an established commercial unit with separate residential accommodation above. As illustrated in the photographs, the property has sustained fire damage and requires comprehensive refurbishment. Most of the equipment shown in the images is included within the sale.

Floor Area

Takeaway – 107 sq. m. (1,152 sq. ft.)

Flat – 63 sq. m. (678 sq. ft.)

Price

£175,000

Tenure

Freehold

Viewing

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £6,800

As the RV is below £12,000 or below, 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.

Council Tax Band

Band A

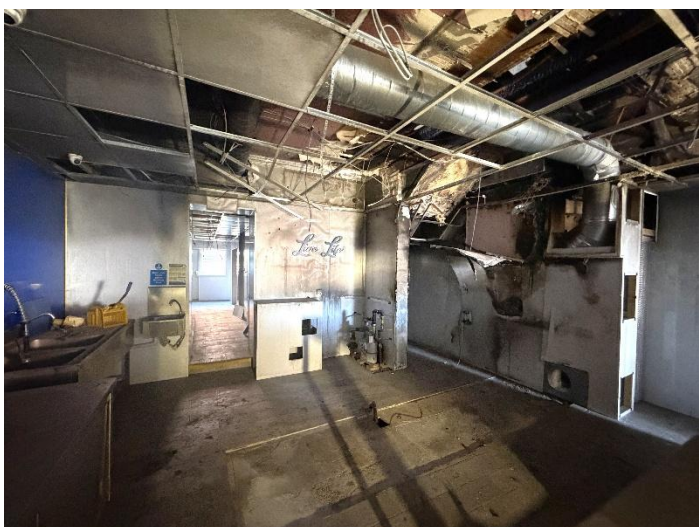
Important Notice

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: I450 (Version 1)

Prepared: 23rd April 2026

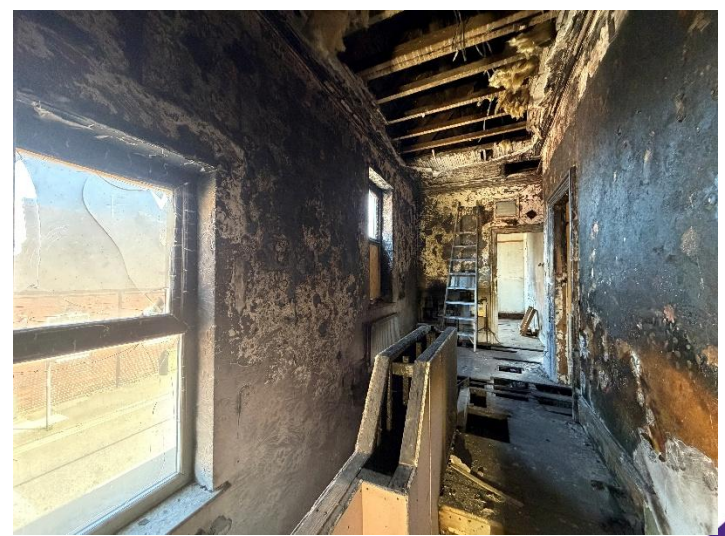
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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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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