

## TO LET

## 28-29 NORTH TERRACE, SEAHAM, SR7 7EU

CGI Representation



- Suitable for a variety of uses within Use Class E, alternative uses STPC.
- Prominent Corner Location on Busy Seafront Parade, popular with both locals and visiting tourists.
- Ground Floor Area 158-344 sq m (1,700-3,700 sq ft)
- Available as a Whole or Sub Divided.
- Nearby operators include: - **Clean Bean, Lamp Room, Gills, Dempseys, Ashoka Indian Restaurant, Flanders and Kimmitt & Roberts.**

## **SITUATION**

The property is located on the busy North Terrace, directly opposite the Terrace Green and the famous Tommy soldier statue in the picturesque East Durham coastline town of Seaham. There is an excellent mix of retail, leisure and residential properties in the immediate area.

There are plenty of free parking spaces within the surrounding area and immediately outside the premises. Seaham is a lively harbour town on Durham's Heritage Coast, attracting tourists from far and wide to see the dramatic cliff top views and the newly renovated Seaham Harbour Marina.

Seaham is approximately 5 miles south of Sunderland.

## **ACCOMMODATION**

The property is in a shell form, arranged over ground floor only and has recently been granted consent for two commercial units with new shopfronts, canopies, roller shutters to the front elevation and bi-folding doors to the return frontage. Planning Ref No: DM/21/03830/FPA.

**Ground Floor      158-344 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. Rental details are available upon application.

## **EPC**

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

## **BUSINESS RATES**

The property is yet to be assessed for Business Rates by the Valuation Office Agency (VOA). Interested parties are advised to make their own Business Rates enquiries with the relevant Local Rating Authority within Sunderland City Council.

## **SERVICES**

We understand that all mains services will be connected to the property however any interested parties are to carry out their own investigations in due course.

## **COSTS**

Each party is to be responsible for their own legal costs incurred with this transaction.

## **VAT**

All figures quoted are exclusive of VAT and other charges where applicable.

## **VIEWING**

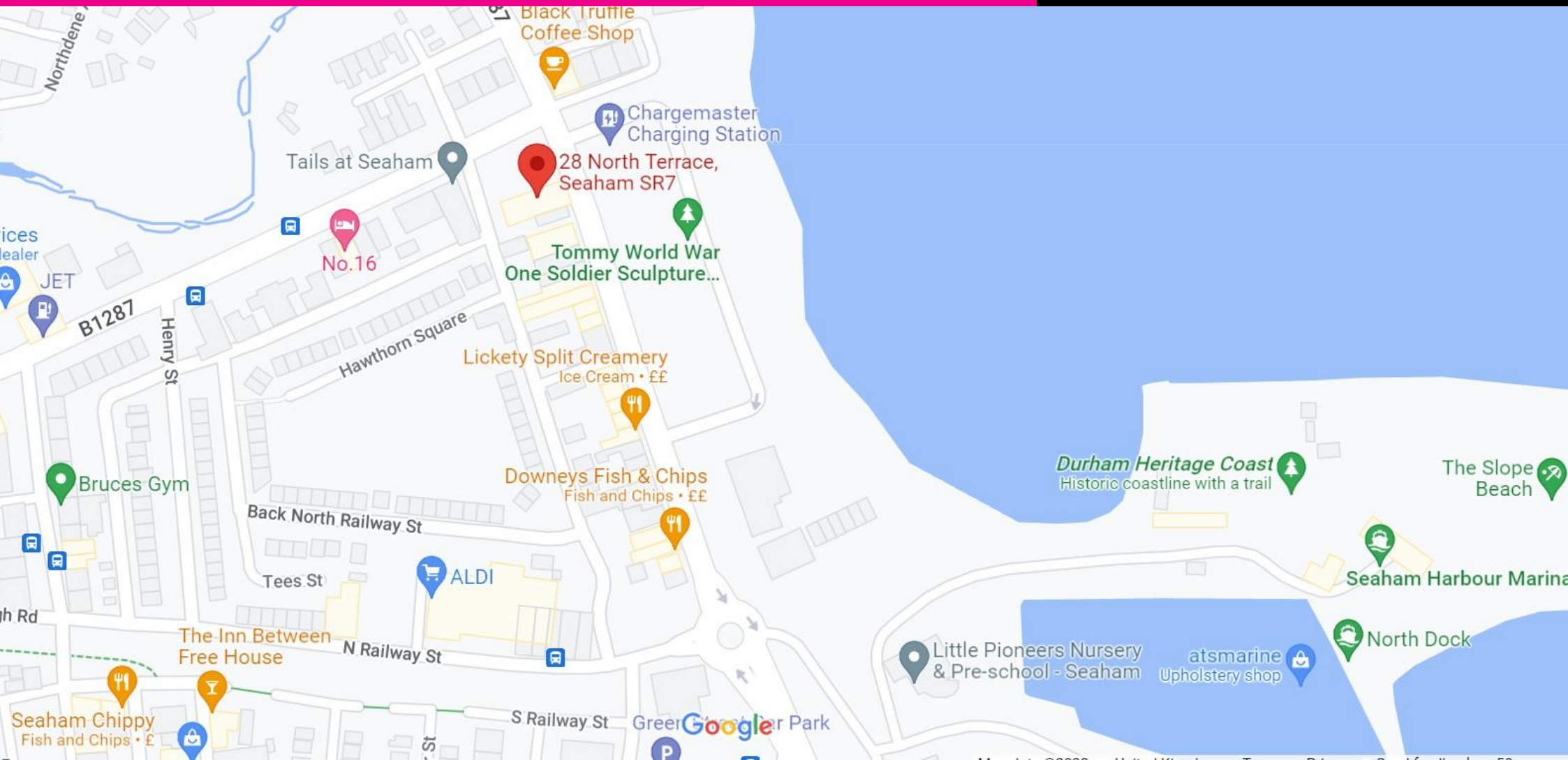
For enquiries, viewing, and general information, please contact:

**Jonathan Chapman**

**E:** [jonathan@atretail.co.uk](mailto:jonathan@atretail.co.uk)

**M:** 07949 938210

Or contact our Joint Agent, Mark Convery of Sanderson Weatherall on 07525 872141.



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