

TO LET

29 NORTH TERRACE, SEAHAM, SR7 7EU



- Suitable for a variety of uses within Use Class E, alternative uses STPC.
- Prominent Location on Busy Seafront Parade, popular with both locals and visiting tourists.
- Ground Floor Area 177 sq m (1,900 sq ft)
- Last Remaining Unit on North Terrace.
- Nearby operators include: - **Clean Bean, Lamp Room, Gills, Dempseys, Ashoka Indian Restaurant, The Armoury and Coffee & Cork.**

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 sits adjacent to the new Coffee & Cork Bar, which is due to open in May 2024.

Ground Floor **177 sq m (1,900 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 at an annual rental of **£38,000 per annum**.

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 advised 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

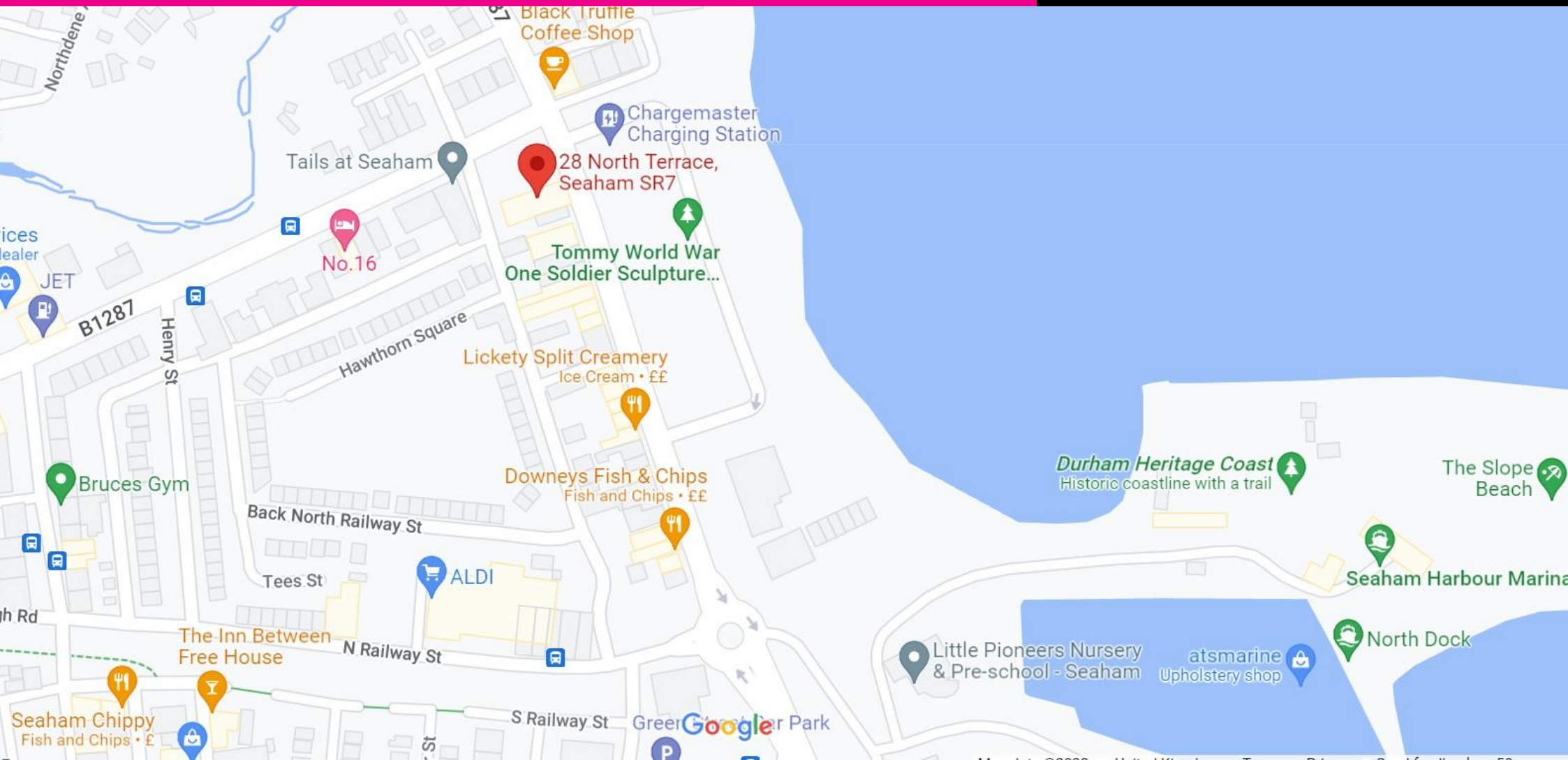
For enquiries, viewing, and general information, please contact:

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