

TO LET

FIRST FLOOR - 28 NORTH TERRACE, SEAHAM, SR7 7DA



- First Floor Studio/Office Space
- Suitable for a variety of uses STP
- Fantastic outlook across Terrace Green and the coast beyond
- Ample parking directly opposite and within a short walk.
- Well located in a busy parade popular with both locals and tourists
- Nearby occupiers include: - **Clean Bean, Lamp Room, Gills, Dempseys, Ashoka Indian Restaurant, Flanders and Kimmitt & Roberts.**

LOCATION/SITUATION

The first-floor studio/office space is located on the busy North Terrace, directly opposite the Terrace Green and the famous Tommy soldier statue in the East Durham coastline town of Seaham. There is an excellent mix of retail, leisure and residential properties in the immediate area.

The premises are available for immediate occupation and benefit from fantastic views across the North Sea and wonderful natural light, suitable for a variety of uses.

There are plenty of free parking spaces within the surrounding area and immediately outside the premises.

ACCOMMODATION

Arranged over first floor only with WC and kitchen facilities: -

First Floor	71m ²	770ft ²
First Floor WC's	4.5m ²	48ft ²

LEASE TERMS

The premises are available immediately at a commencing rent of **£13,000 per annum** exclusive.

EPC

Further details of the EPC to follow in due course.

BUSINESS RATES

Rateable Value	£3,800
2022/2023 UBR	£0.499
Estimated Rates Payable	£1,896

Given the Rateable Value is below £12,000, the current rates relief for the property equates to 100% discount for most occupiers.

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

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:

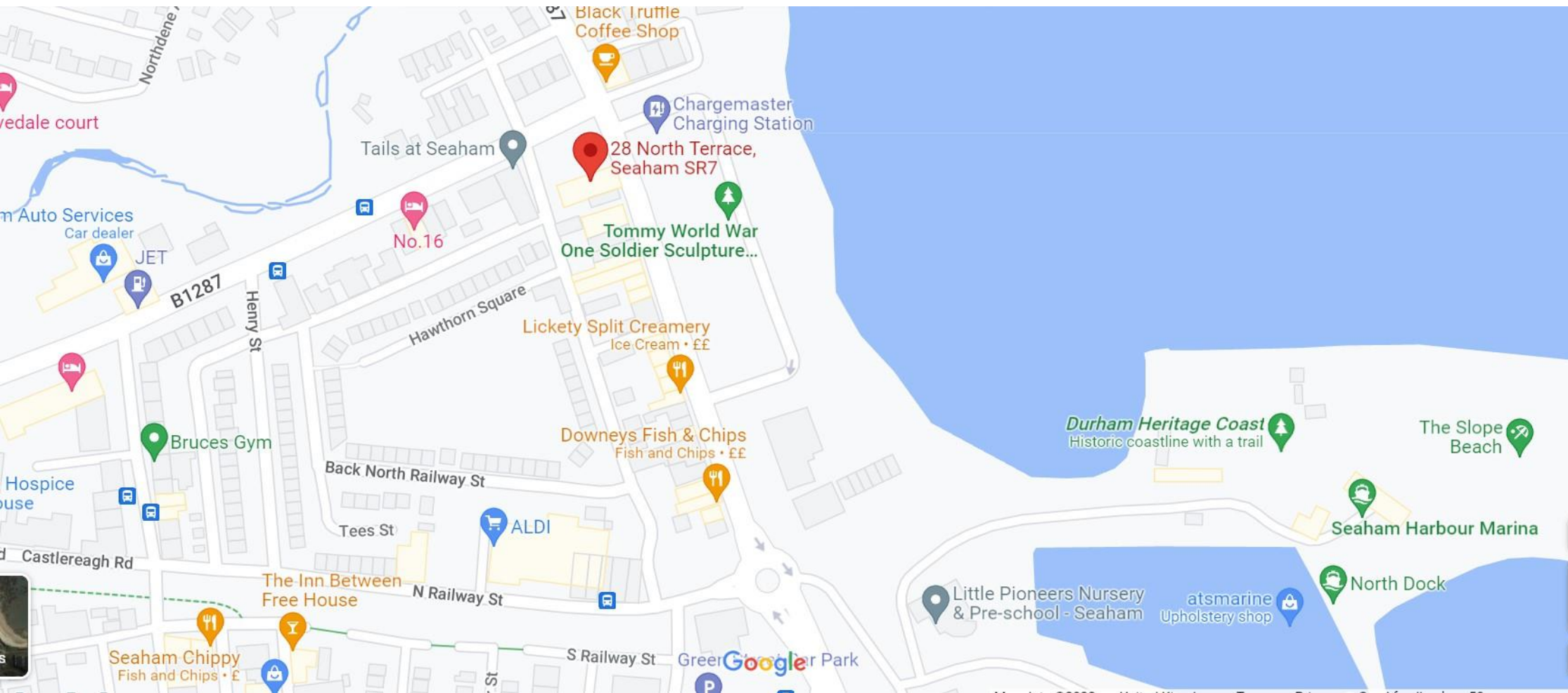
Jonathan Chapman

E: jonathan@atretail.co.uk

M: 07949 938210

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





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