



To Let

Retail/Office Premises

41 Church Street
Seaham
SR7 7EJ

- Town centre office/retail premises
- With private garage to rear (2 cars)
- Totalling 1665 ft² (154.67 m²) over 2 floors
- On street parking to front
- Immediately opp. Heron Foods and adj.to Kimmit's

Head Office
51 Frederick Street
Sunderland SR1 1NF
Regulated by RICS

Location

The coastal town of Seaham Is located 6 miles south of Sunderland and 13 miles east of Durham. The property is prominently located at the Western end of Church Street between its junction with Adelaide Row and Blandford Place within the town centre immediately adjacent to Kimmitt's Estate Agents, opposite Heron Foods and close to Kenneth M Barrow Solicitors.

Description

The building is arranged over 2 floors comprising offices with parking to the rear. The premises have most recently traded as a retail unit but prior to this was occupied a well-known firm of solicitors as offices many years benefiting from a shop display frontage.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Offices & Staff	636	59.08
WC's		
First Floor		
Offices	1029	95.59
Externally		
Private parking for 2 cars		

Tenure

The property is held by way of a tenant fully repairing insuring lease for a term of years expiring 19th September 2026 at an annual rental of **£11,000**. The lease contains a tenant's option to break on 19th September 2023 with 6 months prior notice and we understand the tenant has served notice on the landlord to break. The landlord has confirmed that a new lease is available at a commencing annual rental of **£11,000** upon terms to be agreed.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£6,400**. The Uniform Business Rate for the Rates Year 2022/2023 is 49.9p (RV under £51,000). If necessary, a written request should be made to the Local Authority for confirmation.

Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

DC1127

EPC

Energy Rating C



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