



For Sale/To Let

Retail/Office Premises

41 Church Street
Seaham
County Durham
SR7 7EJ

- Town centre retail/office premises
- With private garage to rear (2 cars)
- Totalling 1665 ft² (154.67 m²)
- Arranged over 2 floors
- On street parking to front
- Opposite Heron Foods and adjacent to Kimmitt'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 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 Estate Agents, opposite Heron Foods and close to Kenneth M Barrow Solicitors.

Description

The building is arranged over 2 and have most recently traded as a retail unit but prior to this the property was occupied by a firm of solicitors as offices benefiting from offices throughout the ground and first floor and secure garage to the rear with 2 parking spaces.

Accommodation

The property briefly comprises as follows:-

| Accommodation | ft2 | m2 |
|----------------------------|------|-------|
| Ground Floor | | |
| Totalling | 636 | 59.08 |
| First Floor | | |
| Offices | 1029 | 95.59 |
| Externally | | |
| Private parking for 2 cars | | |

Tenure

We are advised the property is Freehold.

Asking Price

Offers in the region of **£97,500 (ninety-seven thousand five hundred pounds)**.

Leasehold

A new Lease is available at a commencing annual rental of **£10,000** for a term of years to be agreed (minimum **3** years) on a tenant full repairing and insuring basis.

VAT

We are advised the property is not subject to VAT.

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**

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£6,000**. The Uniform Business Rate for the Rates Year 2024/2025 is 49.9p. 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 DC1149 **EPC** Energy Rating 74/C



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