



To Let

Retail Premises

13 Adelaide Row
Seaham
Co Durham
SR7 7EF

- Town Centre Retail Premises
- Sales 250 ft2 plus Ancillary 55 ft2
- On street Parking to front
- Close to Heron Foods, Kimmitt Lettings and Seaham Primary Care Centre

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 on Adelaide Row, close to its junction with Church Street within the town centre adjacent to Kimmitt Lettings, opposite Kenneth M Barrow Solicitors and close to Heron Foods.

Description

Single Storey retail premises, most recently used as a barber shop but would suit other retail/similar uses including a small office. The property benefits from a wood framed display window and door with external electric roller shutter with kitchen and washroom facilities located to the rear.

Accommodation

The property briefly comprises as follows:-

Ground Floor		ft	m	ft2	m2
Sales Area	Internal Width	18'0"	5.48		
	Sales Depth	13'8"	4.20		
	Sales Area			249	23.13
Ancillary				55	5.11

Tenure

A new Lease is available at a commencing annual rental of **£6,000** for a term of years to be agreed (minimum 3 years) on an effective FRI basis subject to 3 yearly Rent Reviews.

VAT

Figures quoted exclude VAT where chargeable

Costs

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

Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

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

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£3,300**. 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

DC1153

EPC

Energy Rating 123/E



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