



Tenure

Freehold.

Location

Seaham is a seaside town located on the North East coast, midway between Sunderland and Peterlee. Access to both is via the A19. The town also benefits from regular rail services linking to mainline trains at Newcastle (35 minutes).

The property is situated on the east side of the pedestrianised Church Street in the heart of the town centre.

Occupiers close by include Greggs, Well Pharmacy, Boots, Co-op Funeral Care, Heron Foods and William Hill amongst others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop trading as a nail and beauty salon with first floor staff ancillary accommodation. In addition the property benefits from a rear yard/parking area with access via a rear service road.

The property provides the following accommodation and dimensions:

Gross Frontage	4.90 m	(16' 1")
Net Frontage	4.40 m	(14' 5")
Shop Depth	13.25 m	(43' 6")
Built Depth	16.85 m	(55' 4")
Ground Floor	74.70 sq m	(804 sq ft)
First Floor	44.20 sq m	(476 sq ft)
Total	118.9 sq m	(1,280 sq ft)

Tenancy

The entire property is at present let to MR H DANG (T/A Nail Fairy) for a term of 5 years from 30th July 2015 at a current rent of £4,500 per annum for the first 12 months of the term, thereafter increasing to £9,000 p.a. for the duration of the term. The lease contains full repairing and insuring covenants. (1) The Vendor will top up the rent such that the purchaser will effectively receive £9,000 p.a. from completion.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 145 Band F (Copy available on website).

Seaham

28 Church Street

County Durham

SR7 7HQ

- Freehold Shop Investment
- Pedestrianised town centre location
- Diagonally opposite Greggs and Well Pharmacy
- Reversion 2020
- Current Rent Reserved
£9,000 pa (1)

**SIX WEEK COMPLETION
AVAILABLE**

