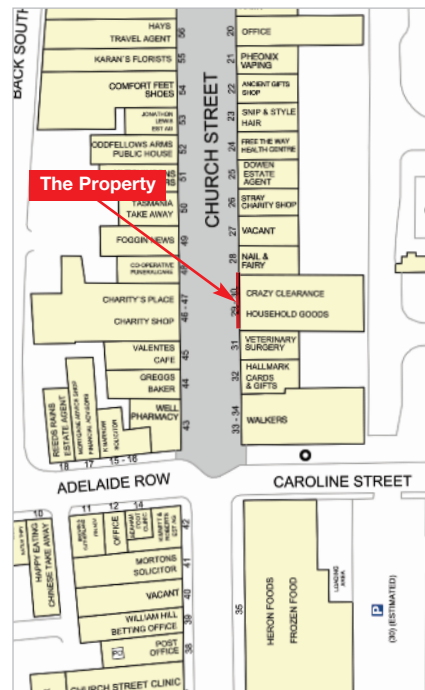


**Seaham**  
29-30 Church Street  
County Durham  
SR7 7HQ

- **Freehold Shop and Office Investment**
- Pedestrianised town centre location
- Diagonally opposite Greggs and Well Pharmacy
- Comprises a large shop and self-contained offices totalling 600 sq m (6,458 sq ft)
- The shop tenant did not exercise the October 2015 break option
- Reversions in 2019 (1) (2)
- Total Current Rents Reserved **£20,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



**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. To the rear is St Johns Square where Seaham Primary Care Centre and The Seaham Contract Centre are located.

**Description**

The property is arranged on ground and one upper floor to provide a large ground floor shop unit which benefits from storage to the rear at ground floor level together with further storage, office and staff WCs to the first floor rear. The first floor front comprises self-contained offices that are accessed from the front. In addition, there is a rear service area.

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
29-30 Ground and First	R & S Guidi (t/a Crazy Clearance) (4)	Gross Frontage 13.90 m (45' 7") Net Frontage 12.15 m (39' 10") Shop & Built Depth 20.40 m (66' 11") Ground Floor 329.30 sq m (3,545 sq ft) First Floor Rear 137.50 sq m (1,481 sq ft) Total 466.80 sq m (5,024 sq ft)	10 years from 09.10.2009 Rent review every 5th year FR & I (1)	£17,500 p.a.	Reversion 2019
29-30 First	Ateres Yehuda Trust (5)	First Floor Front (3)	133.31 sq m (1,435 sq ft)	£2,500 p.a.	Reversion 2019
		<b>Total</b>	<b>600 sq m (6,458 sq ft)</b>		

**Total £20,000 p.a.**

- (1) There is a tenant's break option on 9th October 2018 on 6 months' notice. The tenant did NOT exercise the October 2015 break clause.
- (2) There is a tenant's break option at the end of the second year.
- (3) Floor areas provided by the Vendor.
- (4) The tenants trade from 7 Crazy Clearance shops in the North East.
- (5) Charity registration number 1081053. For the year ending 31st March 2014, Ateres Yehuda Trust reported an income of £270,000 and a net worth of £2.435m.