

# FOR SALE / TO LET

SEAHAM INDOOR MARKET  
CHURCH STREET  
SEAHAM, DURHAM  
SR7 7EJ

**BISSETT**  
KENNING & NEWISS  
CHARTERED SURVEYORS

## RESTAURANT/ RETAIL UNIT



### LOCATION

The property occupies a prominent position at the corner of Church Street and Blandford Place in Seaham Town Centre. The harbour lies to the eastern end of Church Street, which is part pedestrianised.

Seaham lies approximately 6 miles south of Sunderland City Centre, with Newcastle approximately 18 miles to the north west.

## DESCRIPTION

The accommodation comprises an extensive ground floor sales area, with excellent display frontage to Church Street. The first floor is accessed via one of two staircases and provides additional retail accommodation. An enclosed roof area is provided at this level and may provide extra space subject to planning permission.

The unit is accessed via the main entrance off Church Street or via the side entrance off Blandford Place, and benefits from W/C facilities along with electricity, water and drainage.

## ACCOMMODATION

The unit provides the following approximate gross internal accommodation:

Ground Floor	354.05 m <sup>2</sup>	(3,811 ft <sup>2</sup> )
First Floor	239.69 m <sup>2</sup>	(2,580 ft <sup>2</sup> )
Courtyard	115.02 m <sup>2</sup>	(1,238 ft <sup>2</sup> )

## PLANNING

A3 planning consent has been obtained from Easington District Council for a restaurant/bar operation and is subject to conditions (Application Number 05/46). This consent was granted under the old Use Classes Order (Pre 21<sup>st</sup> April 2005). Copies of the planning permission are available upon request.

## COMMENT

The property is ideal in terms of size, layout and location for a restaurant/bar opportunity. We believe there is a lack of these types of operators in the locality and there is good potential for an operation of this kind to trade well.

Alternatively the premises could be subdivided to form 2 retail units at ground level with further retail accommodation available at first floor level.

## LEASE

The premises are available by way of a Full Repairing and Insuring lease for a term of years to be agreed.

## PRICE

The asking rent is £37,500 per annum exclusive of all other outgoings.

Alternatively offers are invited for our clients freehold interest.

## BUSINESS RATES

Rateable Value (2005 List)	£22,250
Rates Payable (2009/2010)	£10,791

## LEGAL FEES

The ingoing tenant will be responsible for our clients reasonable legal costs incurred in this transaction.

## VAT

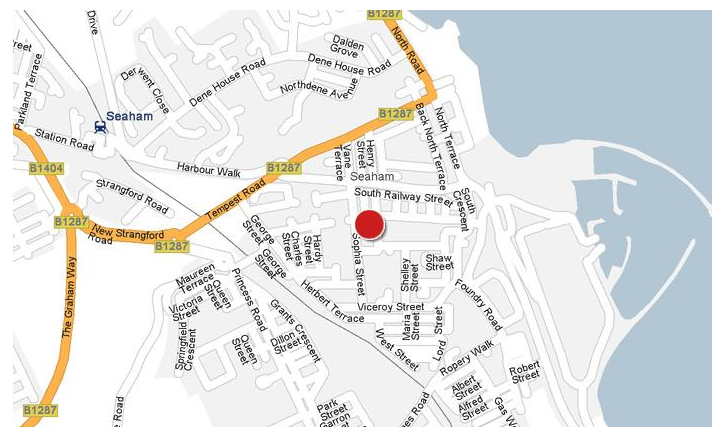
All figures within these terms are exclusive of VAT where chargeable.

## FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Greg Davison or Joanna Bissett on 0191 272 5551 or alternatively via email on:

joanna.bissett@bissett-kenning.co.uk  
 Greg.davison@bissett-kenning.co.uk



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