

On the Instructions of



SEAHAM, COUNTY DURHAM SR7 7HQ

29/30 Church Street



Accommodation

The office comprises the following approximate floor areas:

	Sq m	Sq ft
First Floor Office	119	1,281

Note: These areas have been calculated on an approximate net internal basis and must be verified by the ingoing tenant.

Terms

The office is available to let by way of a new full repairing and insuring sub-lease for a term to be agreed subject to 5 yearly upward only rent reviews at a commencing rental of £6,500 per annum exclusive.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through joint agents.

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For further opportunities please visit
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Location

Seaham is a busy coastal town located in County Durham, 6 miles south of Sunderland and 12 miles east of Durham. The town has a resident population of approximately 21,000 and a district population of 94,000, with this number increasing due to tourists over the summer months.

The premises are located at a central position on Church Street, a pedestrianised thoroughfare serving as the town's main high street. Retailers in the immediate vicinity include **Somerfield**, **Ethel Austin**, **Greggs** and **Boots**.

Description

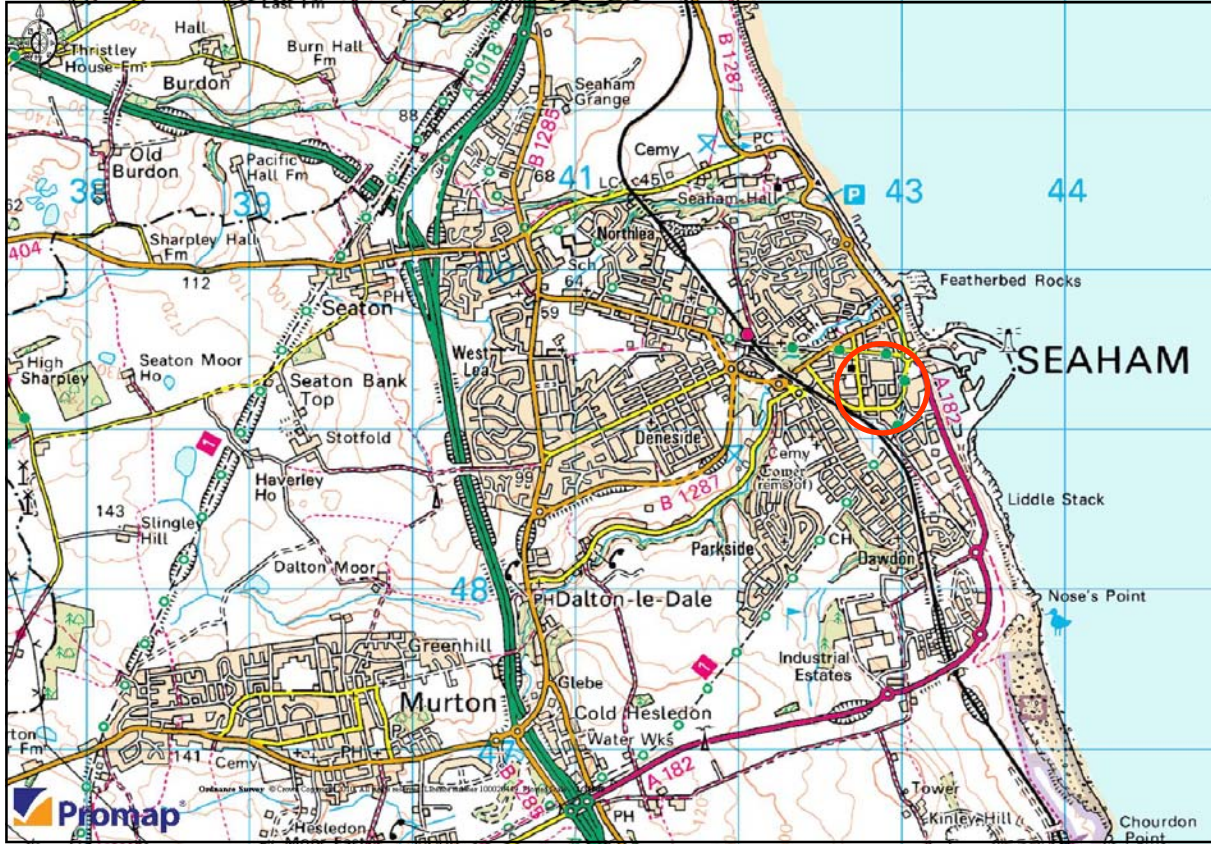
The subject premises comprise the first floor of a two storey building, consisting of retail at ground floor and office above. The building is of stone construction under a slated pitch roof. The property is accessed via a stairwell directly off Church Street.

The office comprises cellular accommodation, with a number of offices of varied size. The office also includes a store room, a kitchen facility and male and female toilets.

Rating

The office has not yet been separately assessed for rating purposes.

Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.



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