



TO LET

FULLY FITTED RESTAURANT

TIDE, 22 NORTH TERRACE, SEAHAM SR7 7EU

SW

Sanderson
Weatherall

Business

The subject restaurant opened as TIDE back in 2024 and quickly established a reputation for the quality of food and service levels. The food has a main focus on seasonal fresh, local ingredients to create a menu focussing on fresh fish and seafoods. The business has developed an excellent reputation for its high-quality food and still remains operational. With the property sitting directly onto North Terrace, it benefits greatly from having picturesque sea views which compliments the food offering greatly.

The available space comprises ground floor dining area accommodating up to approximately 50 covers with kitchen and WC facilities to the rear. The restaurant was recently fitted to a very high specification in June 2024 with the owner applying great attention to detail throughout, working alongside it's sister company, The Lamp Room. There is also an air cooled cellar/storeroom which is fully fitted out to provide ample storage over two rooms. The rear yard area provides a large dry storage facility.

The premises also benefits from a CCTV/remote alarm system, music system with fitted speakers, fully air conditioned/central heating system and professional kitchen including all appliances and commercial extraction.

The unit is readily available and viewings are highly recommended to appreciate the quality fit out and opportunity the space has to offer. The property also benefits from an external pavement license to accommodate additional seating (approx. 8 covers). Link to TIDE's website below:

[TIDE Seaham - Dine by the sea](#)

The restaurant is currently operational on the following days:

Sunday - Thursday:	9am – 3pm
Friday & Saturday:	9am – 3pm (Daytime)
Friday & Saturday:	5pm – Late (Evening)



Location

The subject property is located on North Terrace, Seaham in County Durham. North Terrace forms part of the major route through Seaham Town Centre and overlooks Seaham seafront and the Marina. The area is made up of a number of mixed-use buildings, which has proven very popular with locals and tourists, providing a high level of services and facilities with the local area. The property is located approximately 6 miles south of Sunderland City Centre and benefits from convenient access to the region via the A19.

Occupiers in the immediate and nearby vicinity include The Lamp Room, Featherbed Café, Ashoka, Armoury, Gills Fish & Chips, Cork & Coffee and Dempsey's Bar amongst numerous other local and regional operators. Byron Place Shopping Centre is also a short walking distance from the property accommodating national retailers and food operators throughout. There is also ample parking provision directly opposite or in the nearby vicinity.

Accommodation

We understand that the property has an approximate Net Internal Area as follows:

Ground Floor: 146.00 sq m (1,572 sq ft)

Please click [here](#) for video walk through of the property.

Rent / Tenure

The premises are available via a sublease at a rent of **£35,000** per annum on an Effective Full Repairing and Insuring basis with approximately 20 years remaining on the existing lease. Full terms to be agreed, subject to contract.

All fixtures and fittings are included with the letting at a premium cost. Price available upon application.





Use / Planning

We understand that the property has consent for its current use as a restaurant under E use class of the Town & Country Planning Use Classes Order as amended 1 September 2020.

Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:

Rateable Value:	£11,250
Rates Payable:	£5,613.75 (Estimated)

A prospective tenant may qualify for full exemption on business rates, however, we recommend that any interested party should verify the accuracy of this information and rates payable with the Local Rating Authority, Durham County Council.

Services

We understand that water and electric services are connected to the property, however, any interested parties are advised to make their own investigations with regard to this matter.

Service Charge

A service charge is payable for the landlord's general repair and maintenance of the property including any communal areas. Service charge to be confirmed.

Repair

The sublease is to be taken on an Effective Full Repairing and Insuring basis via service charge in line with the existing lease.

Insurance

Landlord will insure the building and recover premium from tenant upon demand. Insurance premium is currently £2,000 per annum.

The tenant is responsible for obtaining their own contents insurance.

Energy Performance Certificate (EPC)

The property has an Energy Performance Asset Rating of Band C (59) and is valid until 14 April 2028. A full copy of the EPC is available via the link below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Anti-Money Laundering (AML)

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful operator.

VAT

VAT is not applicable.

Legal Costs

Each party are responsible for their own legal costs incurred throughout any transaction.





Contact

For further information or to arrange a viewing please contact the sole agents:

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