



EXCITING LEISURE
OPPORTUNITY
TO LET

**HARBOUR
VIEW**

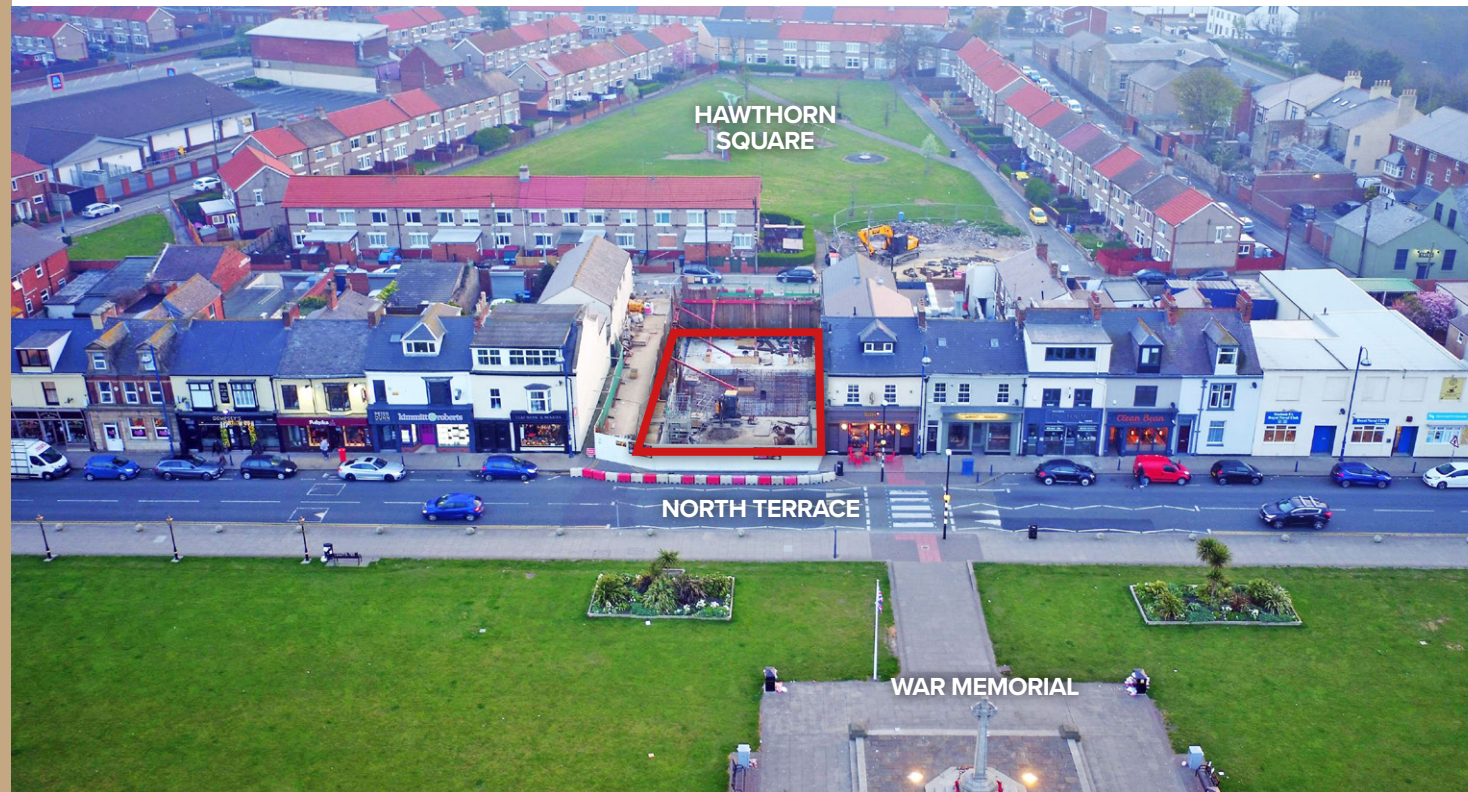
No.18

North Terrace, Seaham SR7 7EU

**Reduced
initial rent
with incentives
available
STC**

LOCATION

The subject site 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 within 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.





DESCRIPTION

The site boasts planning permission for an impressive leisure venue on Seaham seafront.

The proposed scheme occupies 13,884 sq ft of accommodation spread over three floors, utilising the potential for delivering a leisure opportunity in the heart of Seaham. The scheme benefits from an A3 and A4 restaurant and drinking establishment use subject to details of ventilation, extraction and plant. All of which needs to be submitted and approved in writing by the Local Planning Authority. The scheme has the prospect of offering a continual service exploiting both day and night consumer markets.

- Prime Leisure Scheme
- Seaham Seafront
- Leasehold available
- 13,844 sq ft over three floors
- Rare opportunity



ACCOMMODATION

NET INTERNAL AREAS	SQ FT	SQ M
Basement	4,628	430
Ground Floor	4,628	430
First Floor	4,628	430
TOTAL	13,884	1,290

VAT

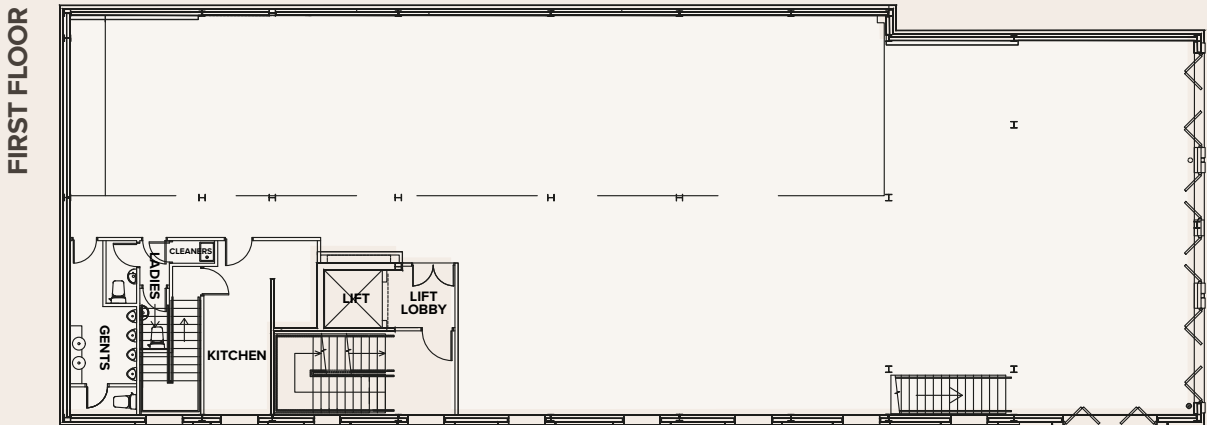
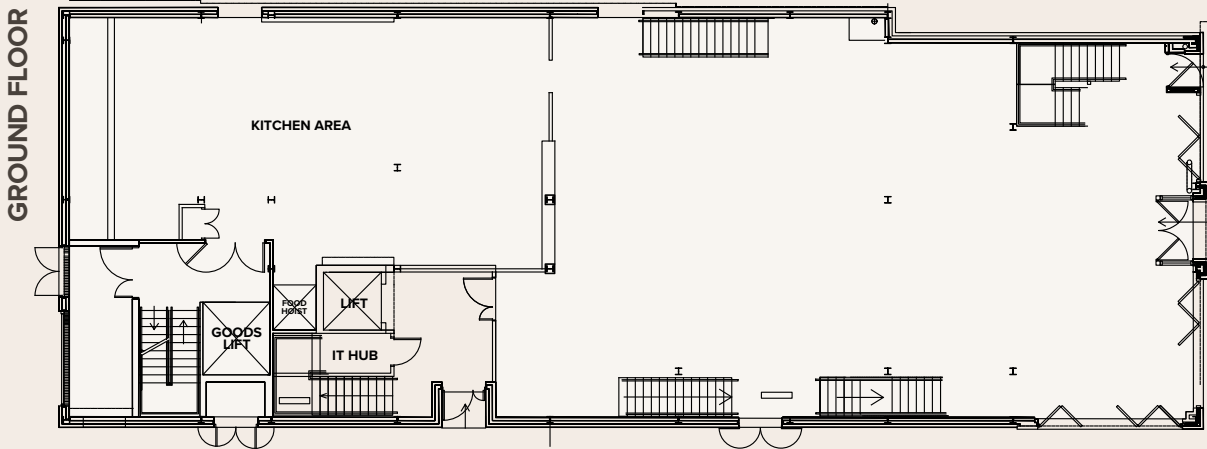
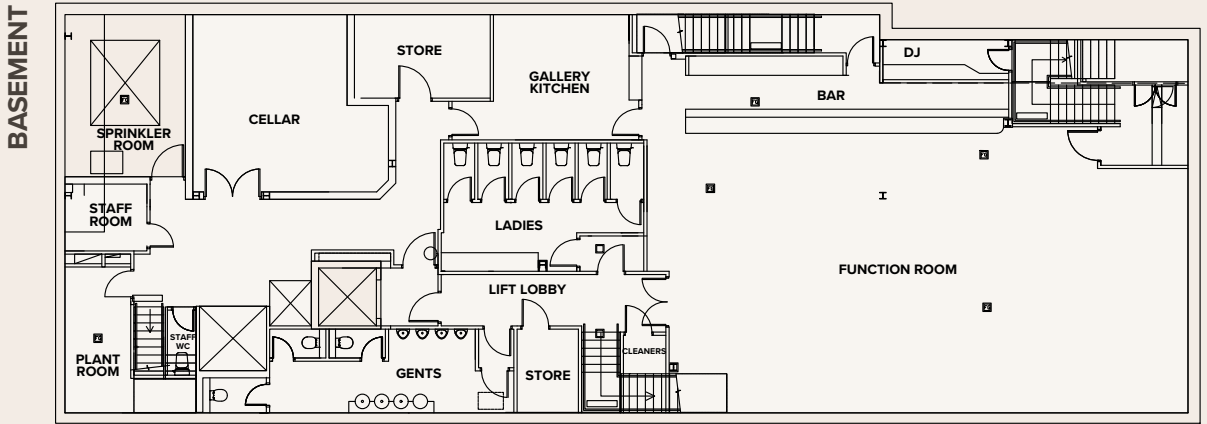
All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

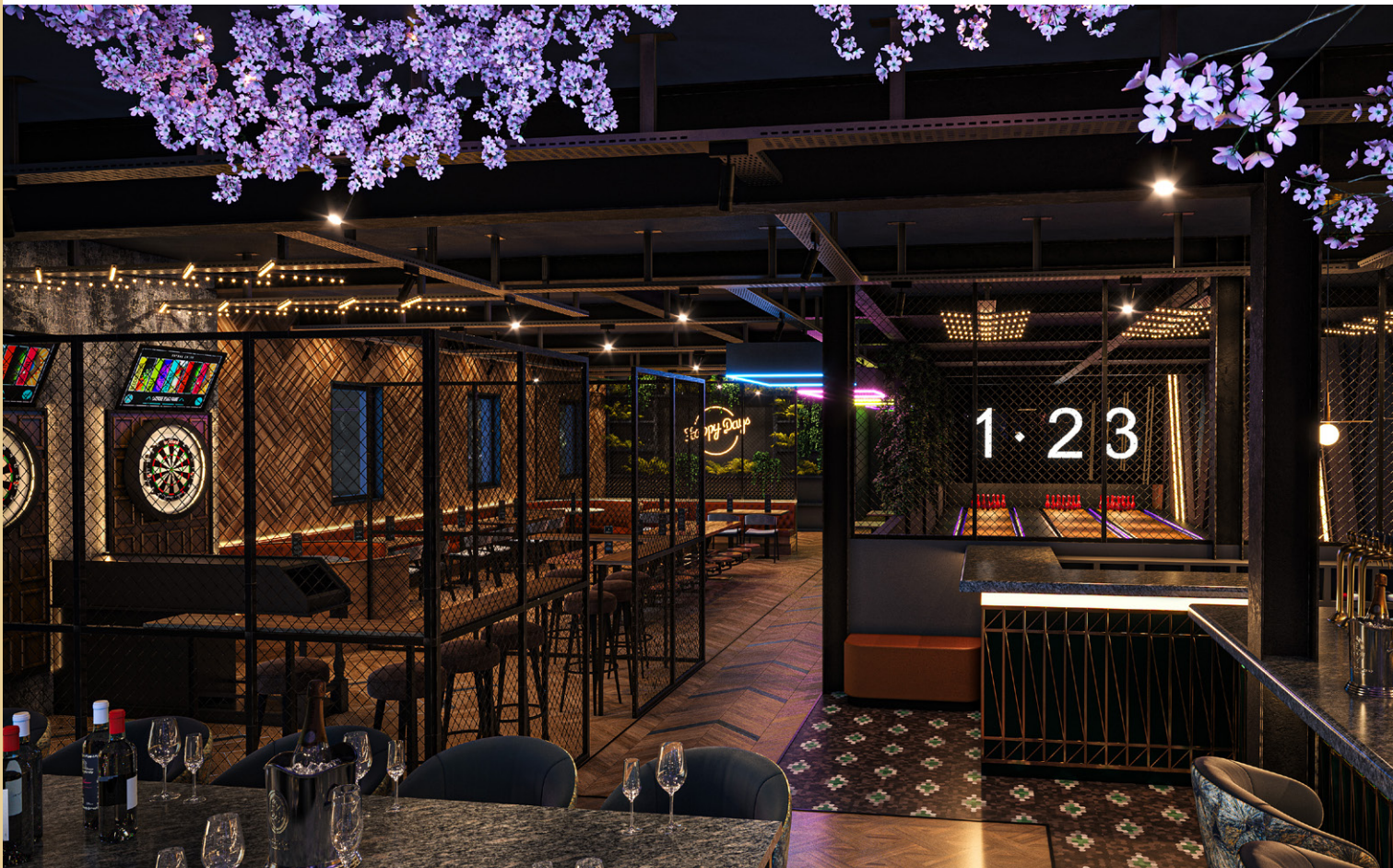
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

The VOA will need to assess business rates upon practical completion.





TERMS

The property is available at an asking rent of £100,000 per annum exclusive with terms to be agreed subject to contract on a full repairing and insuring basis.

EPC

An EPC has been commissioned and will be available upon request in due course.

SERVICES

We understand that all mains services are connected to the property however we would advise any interested party to make their own investigations with regard to this matter.

VIEWING

For viewing and further information please contact:



Sanderson
Weatherall

MARK CONVERY

T: 07525 872 141

E: mark.convery@sw.co.uk



retail and leisure property consultants

IAN THURLBECK

T: 07515 831 417

E: iant@atretail.co.uk

Bradley Hall

HELEN WALL

T: 0191 563 4242

E: sunderland@bradleyhall.co.uk

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