

FOR SALE/TO LET 14b SEASIDE LANE, EASINGTON COLLIERY SR8 3PG

On the Instructions of:



For the good
of entertainment



- Suitable for a variety of uses subject to consent.
- Rare Opportunity to purchase retail premises.
- Ground Floor Sales 78 sq m (835 sq ft)
- New Lease available with incentives.
- Nearby retailers include: - **Coop, Post Office, Seaside Travel, Easington Tandoori, Marmaris Barbers, Whitwell's Butchers, Dreams Furnishings and Kevin Hepworth Funeral Directors.**

SITUATION

The property sits prominently on Seaside Lane the main road through Easington Colliery. Easington Colliery is a village in County Durham, located 6 miles south of Seaham and 2 miles north of Peterlee.

The property sits prominently on Seaside Lane, the main road through Easington Colliery, directly opposite the Coop food store and ATM.

ACCOMMODATION

Arranged over ground floor with customer WC facilities and staff kitchen/WC facilities at the rear.

Internal Width (min)	5.21m	17'1"
Shop Depth	12.69m	41'8"
Ground Floor Sales	77.6m ²	835ft ²
Kitchen	5.7m ²	61ft ²

LEASE TERMS

The premises are occupied by way of an existing 99 year-long leasehold from 4th November 1988, available to purchase at offers in excess of **£40,000**.

Alternatively, the unit is also available to let by way of a new lease at annual rental of **£5,500 per annum** exclusive.

EPC

The property has an Energy Performance Certificate of **Band C (61)**. A copy of the EPC is available upon request.

BUSINESS RATES

Rateable Value	£5,300
2022/2023 UBR	£0.499
Estimated Rates Payable	£2,645

Given the Rateable Value is below £12,000, the current rates relief for the property equates to 100% discount for most occupiers.

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

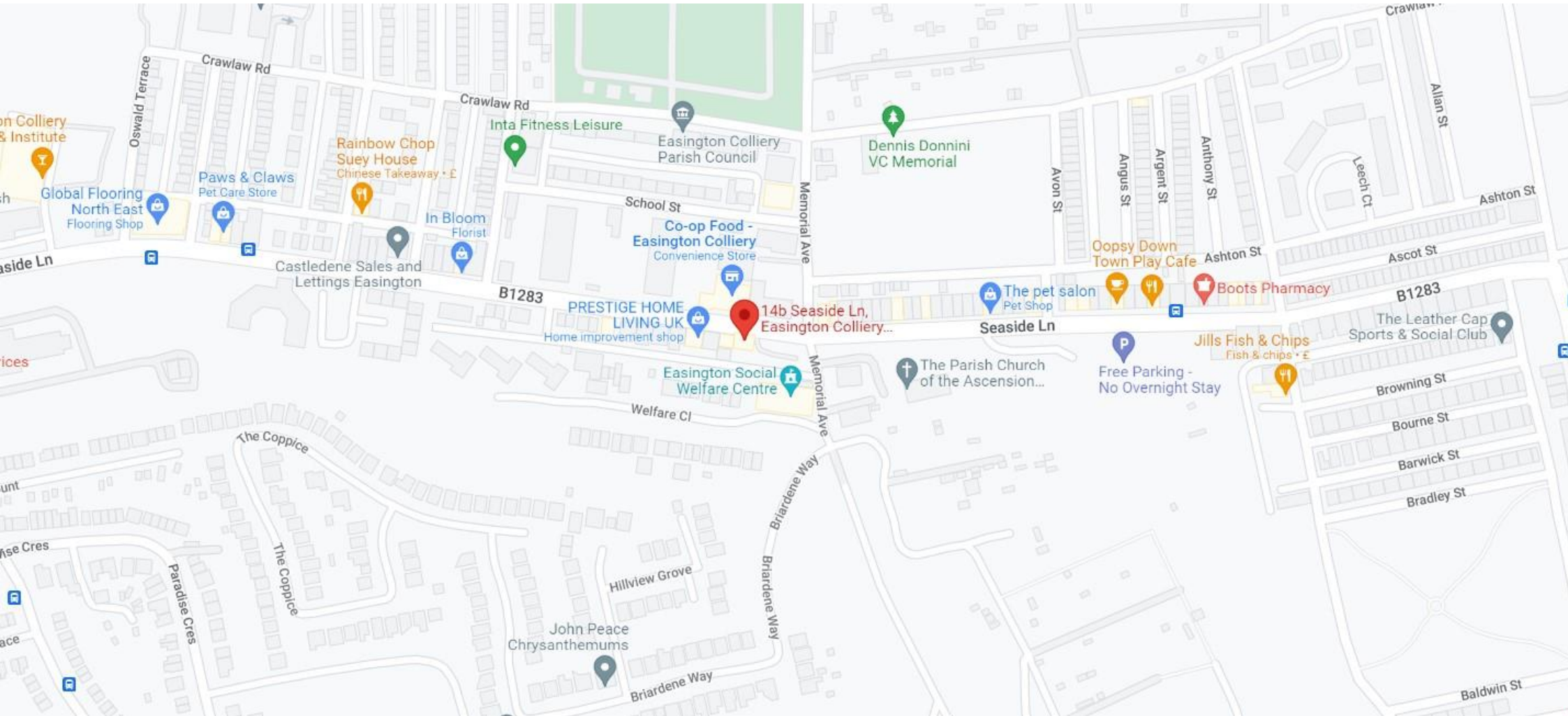
VIEWING

For enquiries, viewing, and general information, please contact:

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