



5 James Street, Seahouses, Northumberland NE68 7XZ

- Detached Commercial Unit
- Floor Area circa 144.95 sq.m. (1,560.2 sq.ft.)
- Suitable for a Variety of Uses (stpp)
- Available with Vacant Possession
- Great Residential Development Opportunity
- Town Centre Position
- Business Available (with Separate Negotiation)

Freehold: £275,000

COMMERCIAL

Location

The property is located on James Street just off (B1340) King Street the main road into the heart of Seahouses. Seahouses is a large village on the North Northumbrian Coast an area of outstanding natural beauty, and is approximately 12 miles north of Alnwick. Seahouses also has a working fishing port which also serves the tourist trade in the embarkment point for visits to the Farne Islands.

Property

The property comprises a single storey brick-built premises under a pitched tiled roof.

Internally the property being 144.95 sq. m. (1,560.2 sq. ft.) consists five offices, family room, store area and disabled W.C facilities.

The property also benefits from a large secure garage with internal access providing parking for several cars.

Upon completion, the property will be of vacant possession.

External

There is space for ample parking at the front of the property with large enclosed rear yard.

Tenure

Freehold

Price

£275,000

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £4,800

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: H237a

Updated July 2024

COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573



RICS
The mark of
property professionalism worldwide

COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573



RICS

The mark of
property professionalism worldwide