



Commercial Investment

49-51 Station Road, Seaham, County Durham SR7 0AQ

- Two Storey Commercial Property
- Rental Income £9,500 per annum
- Floor Area 108.7 sq. m. (1,170 sq. ft.)
- Situated on Busy Main Road
- Ground Floor Tanning Salon & F/F Beauty
- 5 year lease from March 2022
- 10.56 % Yield on Asking Price
- Excellent Investment Opportunity

Price £89,950 Freehold

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Location

The property is located on Station Road (B1404) within a small shopping parade in the heart of Northlea residential housing estate. Seaham is located on the east coast and benefits from fine beaches and good transport links to the eastern side of the country with the A19 approximately 2.5 miles away leading to Darlington and Middlesbrough in the south and the Tyne Tunnel and Northumberland to the north as well as the A1.

The Premises

A traditional mid terrace two storey red brick building with pitched roof consisting ground floor tanning salon with first floor beauty rooms.

Floor Area

108.7 sq. m. (1,170 sq. ft.)

Yield

10.56 % Yield on Asking Price

Rental Income

£9,500 per annum

Tenant

Elevenerife (Aesthetics, beauty & tanning salon)

Lease

5 year lease from March 2022 (Tenant break at year 3)

Tenure

Freehold

Price

£89,950

Use Class

Change of use of shop and first floor flat to tanning salon with beauty rooms above. Ref: DM/22/00136/FPA

Viewing

Strictly by appointment through this office.

Rating

The 2024 Rateable value is £3,500

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.

Council Tax Band

Band A

Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
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Ref: I131 (Version 1)

Prepared: 14th November 2024



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