



28 Hartburn Terrace, Seaton Delaval NE25 0AY

- Former Ladies Hair Salon
- Prominent Main Road Position
- Suitable for a Variety of Uses (stpp)
- Retains Most Fixtures & Fittings
- Floor Area 45.6 sq. m. (490 sq. ft.)
- On Street Parking
- New Lease Terms Available
- Low/No Rates to Pay

Rent: £7,200 per annum

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Location

The property is located on Hartburn Terrace a main route through the village of Seaton Delaval, close to local amenities including shops, schools and doctors surgery.

The Premises

A ground floor unit within a two-storey mid terrace property with pitched slate roof. The unit being 45.59 sq. m. (490 sq. ft.) consists fully open plan salon/retail area, backwash area, kitchen and staff W.C facilities.

The unit is well presented and retains some of the following fixtures, if required: 5 spacious cutting stations with mirrors, 2 backwash, 3 Rem static dryers and 1 Ceriotti equator 3000 mobile hood.

Floor Area

Area	Sq. m.	Sq. ft.
Salon	21.99	236.69
Backwash Area	16.11	173.40
Kitchen	5.63	60.60
W.C	1.86	20.02
Total	45.59	490.72

Rent

£7,200 per annum

Lease

New lease terms available.

In-going Tenant to contribute £1,000+vat, towards Landlord's fees.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £3,700

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.

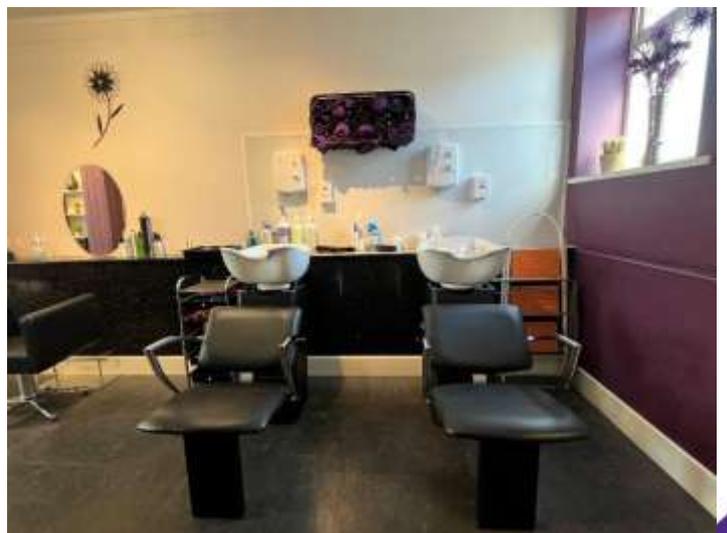
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref I216

Prepared 11th April 2025

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