

**Lot 38, 46/47 Church Street, Seaham,**

**County Durham SR7 7HF**

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



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## Property Information

### Freehold Town Centre Opportunity

- Approx. 6,169 sq ft
- Freehold
- Close to Byron Place Shopping Centre with retailers including ASDA, Home Bargains, Specsavers and Greggs
- Of interest to Owner Occupiers, Developers or Investors

#### Lot

38

#### Auction

3rd November 2022

#### Vacant Possession

#### Status

Available

#### Sector

Development

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 6 miles south of Sunderland, 13 miles east of Durham  
**Roads** A182, A19  
**Rail** Seaham Rail Station  
**Air** Newcastle International Airport

### Situation

The property is situated on Church Street, an established pedestrianised retail thoroughfare within Seaham town centre. Byron Place Shopping Centre is a short walk away with retailers including ASDA, Home Bargains, Specsavers and Greggs. Other nearby occupiers include Boots, JD Wetherspoon and ALDI.

### Tenure

Freehold.

### Description

The property comprises a large shop benefitting from an extensive frontage and arranged on the ground & first floors. The property benefits from a large yard to the rear.

### VAT

VAT is applicable to this lot.

### Note

Please note the buyer will pay 1.5% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

### Completion Period

6 week completion.

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Possession
Ground First	Retail/Ancillary Ancillary	347.90 225.20	(3,745) (2,424)	VACANT
<b>Total</b>		<b>573.10</b>	<b>(6,169)</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))



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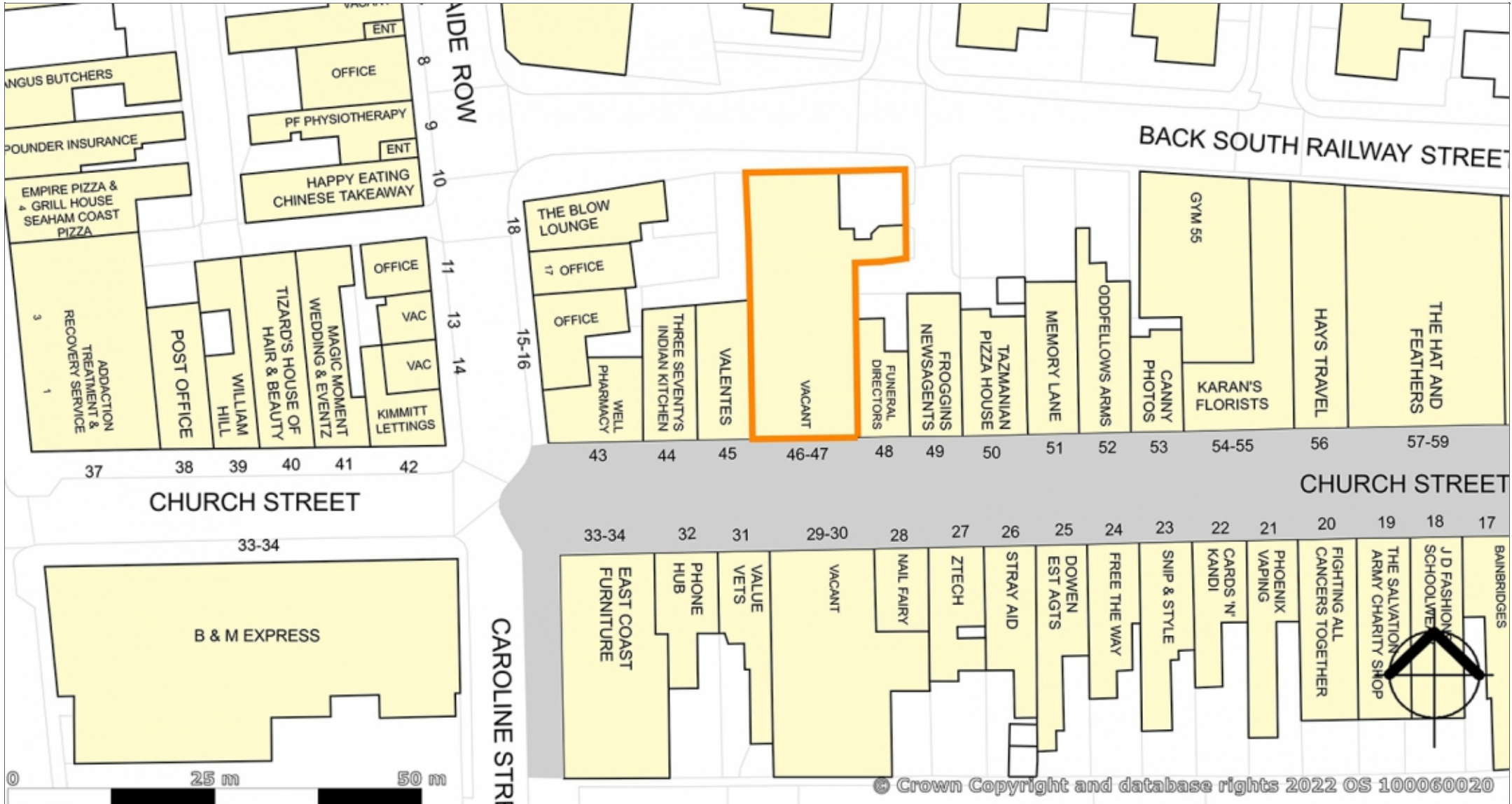
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## Contacts

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September 2020