

land & development in SR7

The Avenue, Seaham
County Durham, SR7 8NS

£110,000 Starting Bid

- ✓ Two storey mid-terrace
- ✓ Ground floor retail
- ✓ First floor accommodation
- ✓ Ground floor tenanted at £5,200PA
- ✓ Land site included

PATTINSON
AUCTION



Summary

- Property Type: Land & Development - Parking: Allocated Price: £110,000

Description

FOR SALE BY AUCTION: auction to be held at 5pm on 30th May 2017 at Kingston Park Rugby Club.

The subject property is a two storey, mid terrace premise located on a secondary retail parade. The area consists predominantly of residential dwellings, with a main strip of retail parade. The premises also comes with land which lies adjacent to the property.

Location

The subject property is located on The Avenue, Seaham, County Durham. This location is highly residential with a number of different estates in the vicinity. Seaham is provided with a number of different services and facilities in the town centre, approximately two miles east, and with Sunderland city centre approximately six miles north.

Accommodation

The subject property is a two story, brick building located on The Avenue, Seaham. The premise comprises of ground floor retail unit with residential accommodation above as well as land adjacent which currently has planning for two residential flats.

Planning Permission

The land site has been granted planning permission for two residential flats. Further information can be provided upon request.

Tenure

Freehold. Title number DU130078.

Lease Details

The ground floor retail unit is currently tenanted at £100PW, totalling £5,200PA. The flat is currently vacant.

Rateable Value

The adopted rateable value is £3,550 as of 1st April 2017.
Sourced from VOA.

EPC

We currently await copies of the Energy Performance Certificates.

VAT

We currently await confirmation if VAT is applicable on this transaction.

Auction Information

The subject property is sold under unconditional auction terms with a reservation fee; this means that a successful bidder is required to exchange contracts immediately on the fall of the hammer, and complete the sale within 28 days of exchanged contracts. Signing the contract means that buyer and seller are legally bound to complete the sale. A 5% deposit (subject to a minimum of £5,000) must be paid upon signing the contract. This deposit is non-refundable. If you have any queries about our auction terms, please contact us.

Additional Information

For further information please contact our office direct on 0191-425-1507, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



The Avenue, Seaham, County Durham, SR7 8NS

Contact your local branch today for more information on this property:

2 Hill Street , Gateshead, Tyne & Wear, NE8 2AS, Tel: 0191 425 1507, Fax: 0191 222 0314, www.pattinson.co.uk

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