



Sanderson
Weatherall

TO LET RETAIL UNIT



23 Avenue Road, Seaton Delaval, Whitley Bay NE25 0DT

sw.co.uk



Asking Rent: £13,950 per annum

Prominent location benefitting from consistent levels of passing trade

Full Repairing & Insuring terms

Subject to Contract

106.30 Sq M (1,144 Sq Ft)

Location

The subject property is located on Avenue Road, the principal retailing and access road into Seaton Delaval. Situated within the District of Blyth Valley, the village of Seaton Delaval lies approximately 3 miles to the south west of Blyth and 10 miles to the north east of Newcastle City Centre. The village has an estimated resident population of circa 3,500 persons.

Seaton Delaval benefits from good road communication links with the A192 and A190 both running through the village which also link with the A189 providing direct access onto the A1 and A19.

The retail unit is characterised by predominantly local retailers and sits within the central core of Seaton Delaval which is predominantly built up in what can be classed as a residential area in close proximity to the sea front along the north easts iconic coastline.

Description

The retail unit is situated within a block of two storey terraced buildings of traditional construction built in the early 1900's. The property was formerly occupied by Semichem and comprises a ground floor retail unit providing a spacious retail sales area with an ancillary storage and WC facilities to the rear. There is also a sizeable garage to the rear elevation which accompanies the retail unit.

The retail frontage facing directly onto Avenue Road provides for good levels of natural light to enter internally and is secured via electric roller shutter doors. The vacant units sits within a parade a shops offering a good tenant mix throughout with adjacent and nearby occupiers such as Lakes & Dales Convenience Store, Cohens Chemist, Chick Pizz Takeaway, Arrighi / Crescent Café and AK Fitness Gym amongst numerous others.

Services

We understand that the property has water and electric services throughout however any interested party is required to make their own investigations regarding this matter.

Accommodation

We understand that the property comprises the following approximate net internal floor areas:-

Description	Sq m	Sq ft
Retail Sales Area	83.70	901
Internal storage	22.60	243
ITZA	55.56	598
Total	106.30	1,144



Business Rates

With effect from 1st April 2017 we understand the property is assessed for rating purposes as follows:-

Rateable Value £7,700

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Northumberland County Council.

Energy Performance Certificate

The Energy Performance Asset Rating is Band C (74). A full copy of the EPC is available upon request.

Permitted Use

The property has consent for any use within Use Class E of the Town & Country Planning Use Classes Order as amended 01.09.2020. Alternative uses may be considered subject to obtaining the necessary planning consent.

Asking Rent / Lease Terms

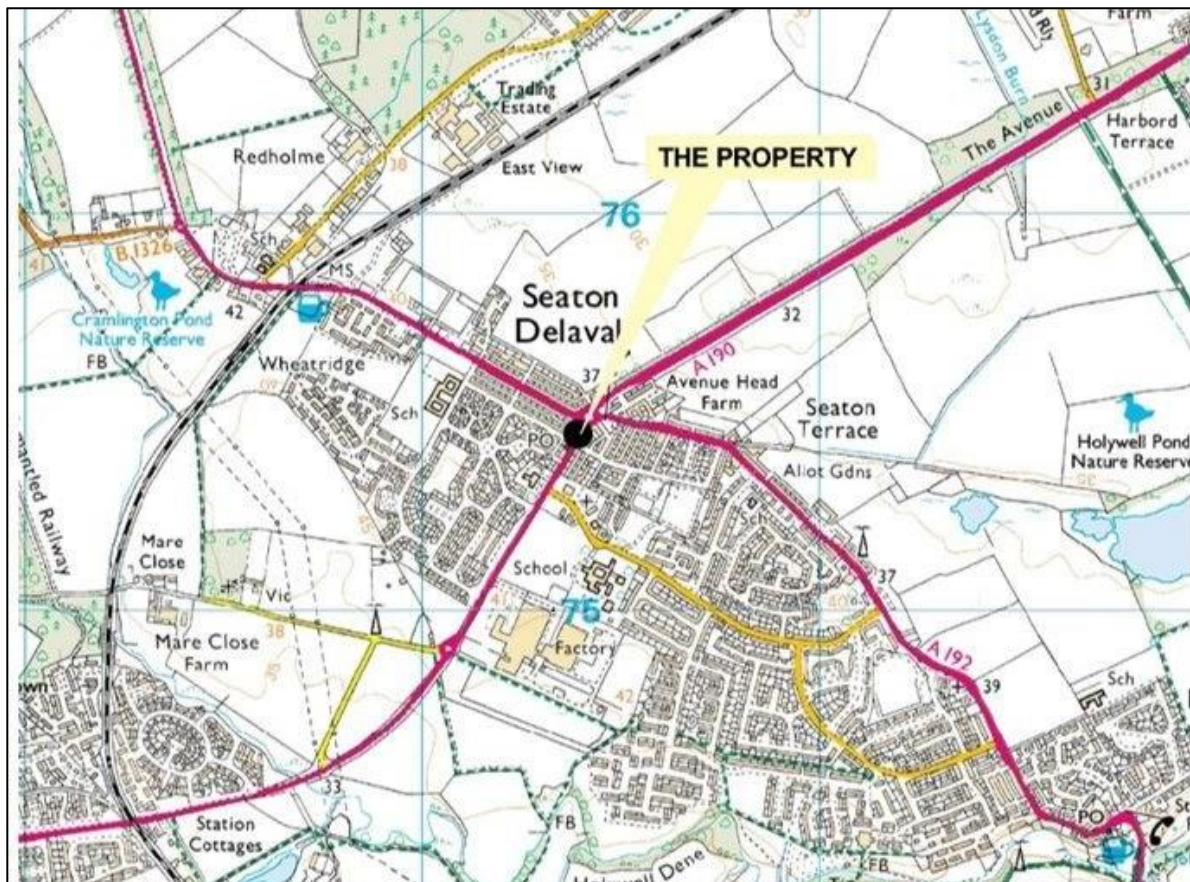
The premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed at an asking rent of **£13,950 per annum**, subject to contract.

VAT

VAT is not applicable.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with the transaction.



Strictly by prior appointment with the agents:

Mark Convery

07525 872 141

mark.convery@sw.co.uk

Joey Yecan

0191 269 0104

Joseph.yecan@sw.co.uk

Sanderson Weatherall
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

January 2022

Sanderson
Weatherall

sw.co.uk