



MICHAEL HODGSON

estate agents & chartered surveyors

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WEST GROVE, SEAHAM  
£7,800 Per Annum

TO LET - RETAIL SHOP - £150 PER WEEK - £7,800 PER ANNUM - The property comprises of a ground floor lock up shop having an open plan sales area, WC facilities and a rear kitchen / store. The property would be suitable for a variety of uses, subject to planning. The property would be suitable for a variety of uses, subject to planning. The property is situated on West Grove in Seaham which is a busy tertiary location close to Seaham town Centre, the sea front and a high density of residential homes in addition to other retail shops and amenities. VIEWING ADVISED

TO LET  
SHOP  
RETAIL SALES  
SELF CONTAINED

RETAIL  
£150 PER WEEK  
VIEWING ADVISED  
EPC RATING: C

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## WEST GROVE, SEAHAM

£7,800 Per Annum

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### LOCATION

The property is situated on West Grove in Seaham which is a busy tertiary location close to Seaham town Centre, the sea front and a high density of residential homes in addition to other retail shops and amenities.

### DESCRIPTION

The property comprises of a ground floor lock up shop having an open plan sales area, WC facilities and a rear kitchen / store. The property would be suitable for a variety of uses, subject to planning.

### ACCOMMODATION

We calculate the following approximate areas:

Sales:

Kitchen / Store:

WC

### RENT & LEASE TERMS

A new lease for a term of years to be agreed at a commencing annual rental of £7,800 per annum, £150 PER WEEK

### CODE OF PRACTICE

In accordance with the Code of Practice For Commercial Leases In England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Practice For Commercial Leases in England And Wales can be obtained at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

You should consider the terms of the code with your professional adviser.

### RATEABLE VALUE

The Valuation Office has confirmed the current Rateable Value is £3,500. The Uniform Business Rate for the Rates Year 2024/2025 is

49.9p. If necessary, a written request should be made to the Local Authority for confirmation. Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification

# M I C H A E L   H O D G S O N

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