



**Industrial in SR7**

Lord Street, Seaham, Durham, SR7 7JH

**£300,000** Starting Bid

Tenure

**Freehold**

Allocated parking

**Property features**

- ✓ Fantastic business opportunity
- ✓ Financial accounts available to interested parties
- ✓ Long and well established local business
- ✓ Town centre location close to coast
- ✓ For Sale By Secure Sale - Terms & Conditions Apply

## Arrange a viewing

Commercial North East

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*For sale via secure sale online bidding: terms and conditions apply.\*

We are pleased to offer to auction this well established Builders Merchants business which is to be sold as a going concern. It has been built up over the years into a highly successful and profitable business which has had good growth levels year on year and has an excellent reputation throughout the town and surrounding areas for great customer service and reliability.

The site covers approximately 480sqm which incorporates a large storage warehouse with w/c facilities, there is an office room having storage cupboards together with a fitted kitchen area. Situated excellently within the town centre, it is just a short walk to the coast, which boasts many amenities as well as having relatively easy access to the A19 North and South together with the A1.

Plant machinery are included within the asking price, Recent trading accounts will be available for inspection to interested parties on request.

Please note we have not inspected this property.

Price: Starting Bid £300,000

Property Type: Industrial

Business Type: General Dealers

Internal Size: 1089 Square Feet

External Size: 1089 Square Feet

Parking: Allocated

## Location

Situated excellently within the town centre, it is just a short walk to the coast, which boasts many amenities as well as having relatively easy access to the A19 North and South together with the A1.

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## Accommodation

Warehouse storage (8.23m x 7.92m or 27' 0" x 26' 0")

Block built and currently boasting fitted storage shelving there is a roller shutter door to the rear.

Wash Room (3.05m x 1.83m or 10' 0" x 6' 0")

Having a w/c and wash hand basin, built in shelving and water heater.

Office (4.98m x 3.05m or 16' 04" x 10' 0")

Having access via the warehouse, and comprising, fitted cupboards and kitchen area.

Outside

There is a yard to the front of the office currently used as storage and parking for stock and plant machinery.

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## Tenure

Freehold. Title number DU303787

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## Rateable Value

The current rateable value is £2,300 (1 April 2023 to present).

Sourced by VOA.

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## EPC

Available Upon Request (Rating F).

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## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto: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.



Lord Street, Seaham, Durham, SR7 7JH

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

**Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk) , [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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