



67 Marlborough, Seaham, SR7 7SA

- Detached Ground Floor Development Opportunity
- Floor Area 162.25 sq.m. (1,746.50 sq.ft.)
- Town Centre Location
- Former Day Centre & Respite
- Suitable for a Variety of Uses (STPP)
- Nearby Free Car Parking
- Great Residential Development Opportunity

Auction Guide Price: £75,000+

For Sale by Auction. Live Online Auction, bidding starts Wednesday 30th April 2025

Terms & Conditions apply, see website: www.agentspropertyauction.com

COMMERCIAL

Location

The property is located on Marlborough within a small shopping parade near the town centre.

Seaham is located on the east coast and benefits from fine beaches and good transport links to the eastern side of the country with the A19 approximately 2.5 miles away leading to Darlington and Middlesbrough in the south and the Tyne Tunnel and Northumberland to the north as well as the A1.

Description

We are pleased to present this well-maintained brick built detached former day centre, set within the residential street of Marlborough.

Benefits from double glazing, gas central heating, carpeted floors, intercom system and alarm system.

Potentially suitable for a variety of uses, including residential development, there is a car park within short walking distance, and local amenities nearby.

Accommodation

Area	Sqft	Sqm
Main Room	49.31	530.76
Reception	7.33	78.89
W/C 1	3.79	40.79
W/C 2	3.38	36.38
Lobby	9.55	102.79
Room 2	39.56	425.82
Kitchen	7.4	79.65
Bathroom	7.82	84.17
Office	9.39	101.07
Store 1	12.9	138.85
Store 2	11.83	127.33
Total	162.25	1746.50

EPC

D

Tenure

Freehold

Auction Guide Price

£80,000+

Rateable Value

The 2025 Rating List entry is TBC

Viewing

Strictly by appointment through this office.

Auction

Live online auction, bidding starts Wednesday 30th April 2025, terms and conditions apply, see website www.agentspropertyauction.com

Legal Pack

For a full legal pack on this property please contact: The Agents Property Auction: 01661 831360

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000 +VAT (total £2400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: agentspropertyauction.com

Ref: I217 (Version 1)

Prepared: 11th April 2025

COMMERCIAL



COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573

COMMERCIAL

