



## Commercial Investment

49-51 Station Road, Seaham, County Durham SR7 0AQ

- Two Storey Commercial Property
- Rental Income £9,500 per annum
- Floor Area 108.7 sq. m. (1,170 sq. ft.)
- Situated on Busy Main Road
- Ground Floor Tanning Salon & F/F Beauty
- 5 year lease from March 2022
- 10.56 % Yield on Asking Price
- Excellent Investment Opportunity

**Auction Guide Price: £70,000+**

For Sale by Auction. Live Online Auction, bidding starts Wednesday 30<sup>th</sup> April 2025

Terms & Conditions apply, see website: [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

# COMMERCIAL

## Location

The property is located on Station Road (B1404) within a small shopping parade in the heart of Northlea residential housing estate. 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.

## The Premises

A traditional mid terrace two storey red brick building with pitched roof consisting ground floor tanning salon with first floor beauty rooms.

## Floor Area

108.7 sq. m. (1,170 sq. ft.)

## Yield

10.56 % Yield on Asking Price

## Rental Income

£9,500 per annum

## Tenant

Elevenerife (Aesthetics, beauty & tanning salon)

## Lease

5 year lease from March 2022 (Tenant break at year 3)

## Tenure

Freehold

## Price

£89,950

## Use Class

Change of use of shop and first floor flat to tanning salon with beauty rooms above. Ref: DM/22/00136/FPA

## Council Tax Band

Band A

## Viewing

Strictly by appointment through this office.

## Rating

The 2024 Rateable value is £3,500

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Auction

Live online auction, bidding starts Wednesday 30<sup>th</sup> April 2025, terms and conditions apply, see website [www.agentspropertyauction.com](http://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](http://agentspropertyauction.com)

**Ref: I131 (Version 1)**  
**Updated March 2025**



**RICS**

The mark of  
property professionalism worldwide



# COMMERCIAL

