



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

- Two Storey Commercial Property
- Vacant Possession at Completion
- Floor Area 108.7 sq. m. (1,170 sq. ft.)
- Situated on Busy Main Road
- Suitable for a Variety of Uses (stpp)
- Formerly a Beauty Salon & Sunbed Shop
- Rear Yard with Potential Parking
- Excellent Investment Opportunity

Auction Guide Price: £70,000+

For Sale by Auction. Live Online Auction, bidding starts Tuesday 30th September 2025

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

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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 former ground floor tanning salon with first floor beauty rooms.

The property will be sold with vacant possession, upon completion.

Floor Area

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

Tenure

Freehold

Price

Auction Guide Price £70,000+

Use Class

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

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 Tuesday 30th September 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

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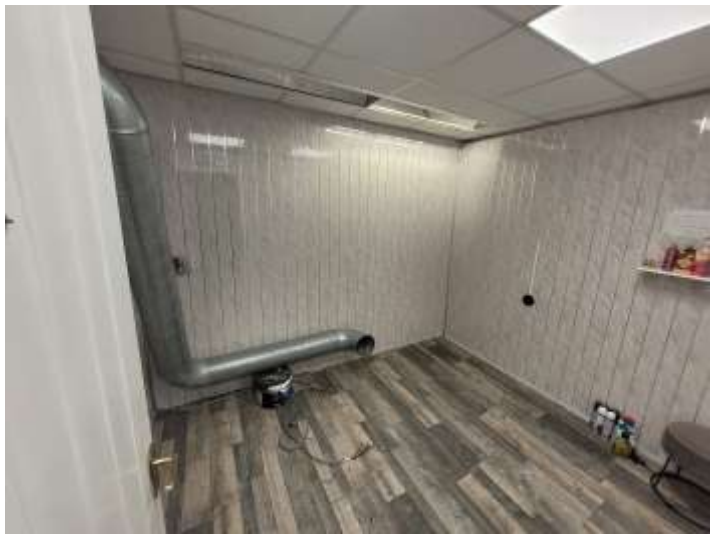
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