

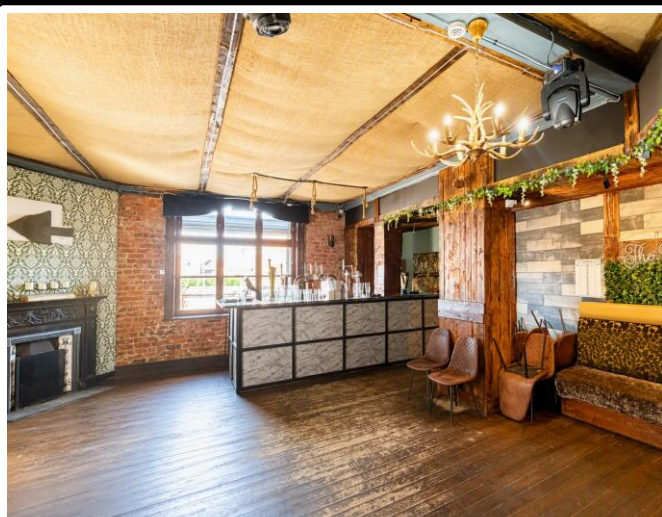
- Former public house with self-contained four-bedroom flat
- Total floor area of approximately 262 sq. m. (2,820 sq. ft.)
- Attractive open-plan bar area
- Spacious Self-contained four-bedroom flat
- Suitable for a variety of alternative uses (STP)
- Located within Seaham town centre and local amenities
- Qualifies for small business rates relief
- Rent £25,500 per annum



**The Inn Between
South Railway Street,
Seaham SR7 7EN**

Rent: £25,500 per annum

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Location

The Inn Between occupies a prominent corner position on South Railway Street in Seaham, County Durham. The property is situated within an established and densely populated residential area, benefiting from excellent visibility and a strong local catchment. The surrounding area comprises a wide range of local amenities including convenience stores, independent retailers, takeaways, cafés, public houses, and other neighbourhood businesses, generating regular footfall throughout the day. The property is also conveniently located close to schools, community facilities, and local transport links.

Seaham town centre, the coastline, and the popular Seaham Marina are all within easy reach, whilst the nearby A19 provides excellent road connections to Sunderland, Durham, Hartlepool, and the wider North East region. The combination of a prominent corner position, nearby amenities, surrounding residential housing, and excellent transport connectivity makes The Inn Between an attractive opportunity for a variety of commercial uses, subject to planning and statutory consents where required.

Description

An excellent opportunity to acquire a substantial and characterful former public house occupying a prominent corner position on South Railway Street in Seaham. The property comprises a two-storey end-terrace building extending to approximately 262 sq m (2,820 sq ft) and benefits from a well-presented ground floor trading area together with a spacious self-contained four-bedroom flat at first floor level.

The ground floor provides an attractive open-plan bar/lounge area featuring a fitted bar, character finishes, exposed brickwork, timber detailing and customer WC facilities. Beneath the property is a useful beer cellar/storage area extending to approximately 38 sq m (409 sq ft).

The first floor accommodation comprises a generous four-bedroom flat with kitchen, large living room, four bedrooms and WC facilities. The residential accommodation could provide staff accommodation, a managers' flat, or owners accommodation.

Whilst formerly operated as a public house, the property offers excellent flexibility and may suit a variety of alternative commercial, leisure, hospitality, retail, community or office uses, subject to obtaining any necessary planning consent and use class approval. The premises are available for immediate occupation and offer a rare opportunity to secure a landmark property within this established coastal town.

Area	Description	Sq. m.	Sq. ft.
Basement	Beer Cellar	38	409
Ground Floor	Bar Area	110	1,184
First Floor	Four-Bedroom Flat	114	1,227
Total		262	2,820

Rent

£25,500 per annum (Years 1 – 3)

£27,500 per annum (Years 4-6)

£29,000 per annum (Years 7-9)

Building Insurance

The Landlord will maintain insurance for the building and recover the proportionate cost of the premium from the Tenant.

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.





Fees

The incoming tenant to pay £2,000 for costs relating to preparation of the lease.

Rateable Value

The 2026 Rating List entry is Rateable Value £3,600

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.

Council Tax Band

A

Viewing Arrangements

Strictly by appointment through this office.

Information Notice

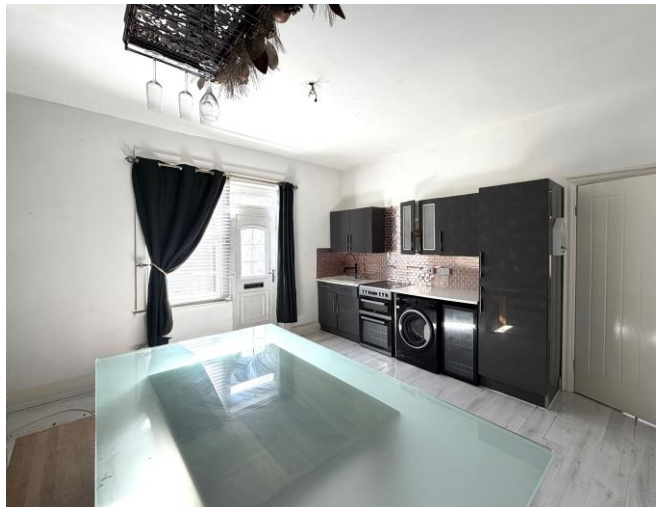
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www.rookmatthewssayer.co.uk

T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

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www.rookmatthewssayer.co.uk
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