

# For Sale - Retail Investment & Modernised flat

30-32 Main Street, Seahouses, Northumberland. NE68 7RQ

Edwin  
Thompson



# Retail Investment and Modernised Flat

## 30-32 Main Street, Seahouses, Northumberland. NE68 7RQ

An attractive centrally positioned investment opportunity within the popular seaside town of Seahouses comprising:

Well-appointed shop let to Boots Pharmacy at rent of £7,800 per annum  
Modernised self-contained three bedroom flat

**Offers over £265,000**

**Ref. GB5089**

### General Information

30-32 Main Street is situated within a central position within Seahouses.

Seahouses is a small seaside town with a population of approximately 1,800 situated on the North Northumberland coast between Berwick-upon-Tweed, 23 miles to the north and Amble, 21 miles south. The town is located on the B1430 the Northumberland coastal tourist route.

Main Street is characterised by retail, food and office uses at ground level with residential accommodation to upper floor levels.

Nearby Occupiers include a newsagents and off licence, a restaurant, gift shop, fashion outlet, National Trust shop, amusement arcade, hot food takeaway, sandwich shop, co-operative supermarket, house opposite, grocers, bakers, Indian restaurant and holiday cottage letting business.

### Description

30-32 Main Street is a two storey end of terrace building believed to date to the late 19<sup>th</sup> Century.

The original part of the building is of traditional stone construction under pitched roofs clad in slate. There are more recent cavity brick extensions to the rear, part single storey.

A lane off Main Street provides vehicular access to a tarmac surfaced parking area to the west with space for approximately 3 cars. Much of the ground floor of the western extension is occupied by a garage serving the flat above, but this could potentially be incorporated into the living accommodation, if desired.

### Accommodation

**Ground Floor Shop:** A single fronted retail unit with front shop fitted out to a good standard complete with an array of modern fittings, slap wall panels and suspended ceiling and ceiling mounted strip light units. The north-east corner of the front shop has been subdivided to provide a consulting room. To the rear there is the dispensary, a preparation room fitted with base units and work tops along the east wall incorporating single drainer stainless steel sink and door through to stock room. Off the back of the dispensary there is a kitchen complete with base unit incorporating single drainer stainless steel sink with external door to the west; door through to lobby with wash hand basin leading into the wc cubicle.

**Self-contained flat:** Entrance hall with door to integral garage and stairs to first floor level. Landing, kitchen, living room, east hall with bedroom and bathroom off, stairs up to upper landing, living room and two further bedrooms.





## Areas

Description		Sq m	Sq ft
Retail unit	Net Internal Area	72.06	775
Flat	Gross external area	142.72	1,536

## Services

Mains electricity, water and drainage are understood to be connected.

A ceiling mounted Toshiba air conditioning unit provides heating and air conditioning to the shop. The shop is fitted with intruder alarm and integrated fire alarm system.

Heating to the flat comprises electric night storage units with a modern factory hot water cylinder with immersion heater providing hot water.

## Council Tax/ Rateable Value

Shop Rateable Value of £6,000 effective from 01 April 2017

Flat Council Tax Band A

## Energy Performance Certificate

32a Main Street is assessed to energy efficiency rating G12 with environmental impact rating F22. There is an air conditioning report and certificate on the Energy Performance Certificate register relating to the shop.

## Tenure

Freehold. The shop is let to Boots Pharmacy on an FRI lease for a term of 15 years from 01 February 2006 a current passing rent of £650 per calendar month.

The flat is available with vacant possession.

## Price

Guide Price £265,000.

Offers should include: The identity of the purchasers; the price offered; source of funds; clear details of any conditions attached to the offer; proposed timescale for conclusion of missives, completion and payment.

A closing date may be set for offers. Please note that only those parties who formally notify their interest will be informed of the closing date. Interested parties are advised to notify the selling agents of their interest as soon as possible. The sellers reserve the right to sell privately and are not bound to accept the highest or indeed any offer.

## Value Added Tax

Unless otherwise stated the prices quoted are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

## Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

The purchaser will be responsible for any stamp duty, land tax, registration dues and VAT incurred thereon.

## Viewings

Strictly by appointment with the sole agents Edwin Thompson LLP, Chartered Surveyors.

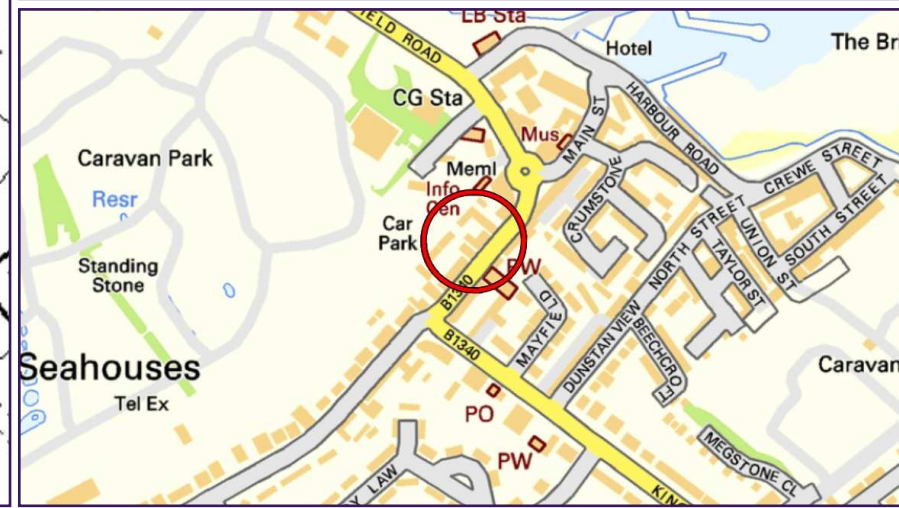
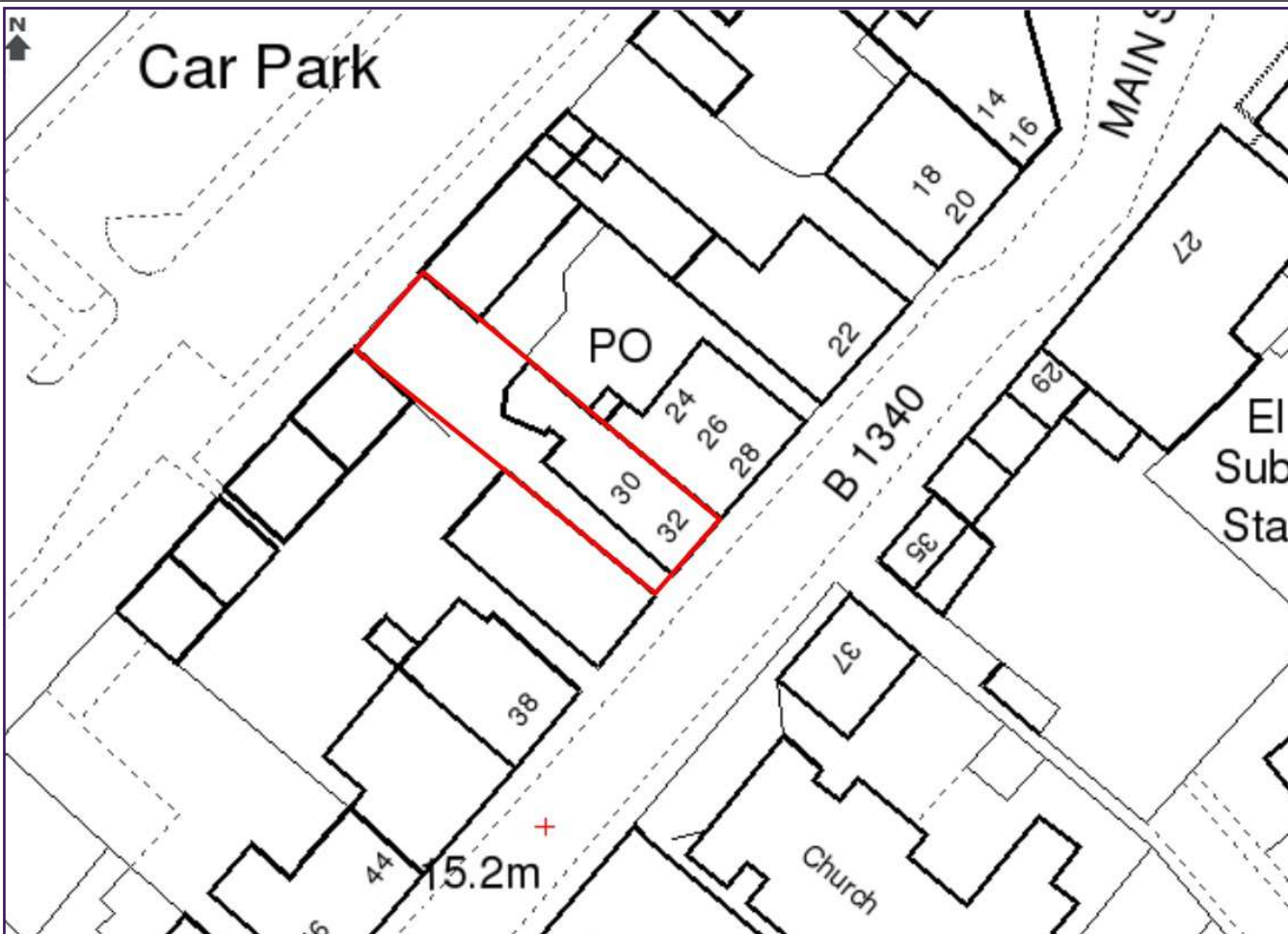
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**FOR IDENTIFICATION PURPOSES ONLY. PLEASE REFER TO TITLE PLAN FOR CONFIRMATION OF BOUNDARIES.**

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