



## LARGE RETAIL UNIT IN EASINGTON

**Old Coop Building, Unit 1 Seaside Lane, Easington Colliery,  
County Durham, SR8 3PG**

- + **£5,720 per annum (£477pcm)**
- + **Total area 869sqft (81sqm).**
- + **Prominent position with high footfall.**
- + **Flexible Terms.**
- + **A5 Hot Food License**
- + **Retailers nearby include, Co-op Food, Ladbrokes, A Discount Store  
Boots, Solicitors, A Salon, Clinical Surgery and lots more.**
- + **Good public transport links minutes away**



**Thrower Stone Group**

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**07920 522 713 | [www.throwerstone.co.uk](http://www.throwerstone.co.uk)**

### Location

Easington Colliery is a town in County Durham. It is situated to the north of Horden, and a short distance to the east of Easington Village.

South West Industrial Estate is an established industrial and commercial location benefitting from excellent communication links, located in close proximity to the A19 which provides road access to Tyne and Wear in the north and to Teesside in the south. Nearby towns include Seaham and Peterlee which lie approximately 6 and 2 miles away respectively.

Retailers nearby include Co-op Foods, Ladbrokes, Boots, Solicitors, a salon, Clinical surgery and a range of high street shops.

### Description

The property is situated on a busy main road within Seaside Lane, Easington Colliery. It comprises of a ground floor within a two storey mid terraced retail premises, a traditional shop window frontage with signage, main sales area, food preparation area and W/C facilities. It additionally benefits from an A5 hot food license. The property is clean and tidy and is available for immediate occupation.

### Accommodation

The accommodation comprises the following approximate Net Internal Areas.

Ground Retail Zone A:	498sqft(46.3sqm)
Ground Retail Zone B:	370sqft(34.4sqm)
Total Area:	868sqft(80.7sqm)

### Lease Terms

The unit is available via a new full repairing and insuring lease for a term of years to be agreed, subject to regular rent reviews at a commencing rent of £5,720 per annum exclusive.

### Legal Costs

The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the Lease.

### Business Rates

The current rating assessment is as follows: Shop & Premises £6,300.00

The business may be eligible for small business rate relief which in some circumstances can equate to 100% rate relief.

For information on the current business rates please contact Durham County Council.

### VAT

All figures quoted are exclusive of VAT where chargeable.

### Viewing

By appointment through sole agents, Thrower Stone Group.

### Subject to Contract



Misrepresentation Act 1967: Conditions under which these particulars are issued - All details in these particulars are given in good faith, but Thrower Stone Group for themselves and for the vendor(s) or lessor(s) of this property for whom they act give notice that:-

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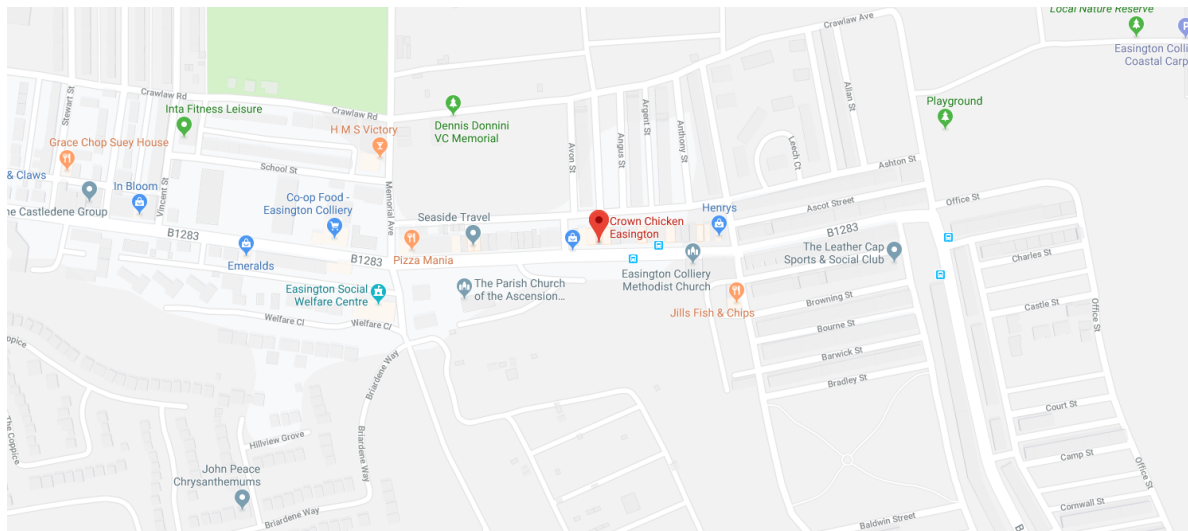
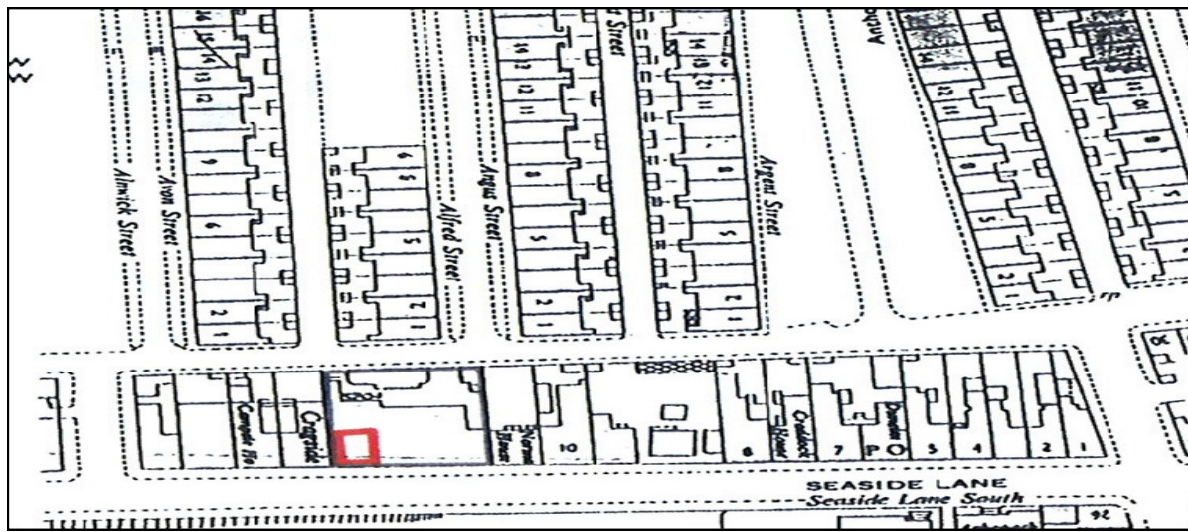


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