



31 Church Street, Seaham, SR7 7HQ

£50,000



## THE PROPERTY

An exceptional opportunity awaits to acquire a highly versatile commercial unit, prominently situated in the heart of Seaham town centre. The unit boasts a strategic position, benefiting from excellent footfall and visibility within Seaham's bustling commercial hub. Its central location ensures easy access for customers and clients, making it an ideal choice for a variety of business ventures, including retail, office space, or professional services. Internally, the property offers flexible accommodation spread across two floors. The ground floor provides a main commercial area, suitable for a shop front or reception, complemented by a convenient ground floor WC. In addition to these, there is also a kitchen and office to the rear. The first floor further enhances the property's utility, featuring an additional kitchen area and a shower room, providing essential amenities for staff or potential residential conversion (subject to necessary planning consents). A further office and staff room complete the Floorplan. One of the standout features of this commercial unit is the valuable outdoor space it provides. To the rear, there is a private yard, offering scope for additional storage, or a staff break area. Furthermore, the property benefits from a dedicated carport and additional outside storage facilities, a significant advantage in a town centre location where parking and storage are often at a premium. These features add considerable value and practicality, catering to businesses requiring secure parking or external storage solutions.

Property details provided by Kimmitt & Roberts  
EPC rating: C  
Council Tax Band: N/A  
Tenure: Freehold

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## SITUATION

### Directions