

NEW SEAHAM CONSERVATIVE CLUB

208 Station Road, Seaham, SR7 0BL



Key Highlights

- Detached Social Club with Adjoining 3 Bedroom Stewards Accommodation
- Ground Floor Trading Accommodation
- Car Parking
- Fronting the B1404
- Site extends to 0.54 acres
- Offers in the region of £250,000

SAVILLS MANCHESTER
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Location

The Property is located fronting the B1404 in the seaside town of Seaham, County Durham. Seaham is located 12.5 miles east of Durham and 5.5 miles south of Sunderland, close to the A19.

The immediate locality is mainly residential with some commercial occupiers fronting the B road. To the rear of the Property is Seaham High School.

Description

The Property comprises a detached single storey social club which was constructed in 1895. The elevations are of brick construction, set beneath a multi pitched slate covered roof. To the side and rear there are single storey extensions.

To the rear there is an adjoining self-contained two storey house, providing stewards accommodation, of brick elevations set beneath a pitched tile roof.

Externally to the rear there is a beer garden, beer patio and car parking for approximately 20 vehicles. Service yard to the side and additional parking spaces at the front of the Property used for beer deliveries. There is an enclosed rear patio for the stewards house.

Overall the site extends to 0.54 acres.

Accommodation

The social club accommodation is all arranged over ground floor and basement while stewards house is arranged over two storeys. The Property is laid out as follows:

Trading Accommodation

Entrance reception leading into a lobby providing access to the trading rooms. Games area and members lounge with central bar servery to additional members lounge. Function room and public bar with a stage area and dancefloor. Ancillary trading areas include customer WC's, store rooms, dressing rooms, managers office and boiler room.

To the basement there is a beer cellar and stores.

Stewards House

Ground floor providing living room, kitchen, dining room and toilet. Three bedrooms and bathroom to the first floor of the house.

External

To the rear is car parking for approximately 20 vehicles. To the side there is a service yard, beer garden and additional parking space used for beer deliveries to the front. To the rear of the stewards house there is an enclosed patio area.



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Tenure

The Property is held freehold on title number DU53146.

Asking Price

Offers in the region of £250,000.

Planning

The Property is neither Listed nor within a Conservation Area.

Rating

The subject Property is entered in the 2023 Rating List with a Rateable Value of £12,250.

Licensing

We understand that the Property traded with the benefit of a Premises Licence.

Fixtures and Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

Terms

The sale is to be in standard terms for a sale by Receivers with no guarantees or indemnities or warranties as to the Title or otherwise.

Energy Performance Certificate

C-73

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction

Anti-Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

Viewing

All viewings must be arranged strictly by appointment with the sole selling agents Savills.

