



Seaside Lane, Easington Colliery, SR8 3PF
1 Bed - First Floor Flat With Commercial Unit Below
Starting Bid £49,000 - Plus Reservation Fee

ROBINSONS
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**** For sale by Modern Method of Auction: Starting Bid Price £49,000 plus Reservation Fee ** A RARE OPPORTUNITY ** We bring to the market this one bedroom first floor flat with commercial unit below. An ideal investment opportunity, with the flat benefitting from a sitting tenant paying £275 per calendar month. The commercial unit below, previously demanding a rent of £320 per calendar month, with both occupied the income totals £595 per calendar month. The commercial unit has previously been used as a tanning salon, with potential for similar use. The internal layout of the commercial unit comprises: shop front/customer area with secure access and security shutters to the front. A separate room offers further opportunity to provide additional business opportunities/office space. A separate storage room with walk-in storage area provides space for stock and also provides access to a useful cloakroom/WC.**

The first floor flat benefits from its own secure access with cloaks area and stairs to the flat. The spacious landing gives access to all rooms. The lounge, kitchen/diner and bedroom being a good size, with the kitchen area benefitting from units to base level and featuring a built-in electric oven and hob. The bathroom is fitted with a three piece white suite and chrome fittings. Externally is street parking to the front and yard area at the rear. Floor plans and access for viewings are available through the Robinsons Hartlepool branch. This property is for sale by The Great North Property Auction powered by iamsold.



This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

SHOP ENTRANCE

Accessed via glazed entrance door with security shutter.

SHOP FRONT/MAIN ROOM

16'10 x 12'11 (5.13m x 3.94m)

Two large glazed windows to the front aspect with security shutters, modern laminate flooring, uPVC double glazed door into rear room, uPVC double glazed window into rear room.

REAR ROOM

13'2 x 12'10 (4.01m x 3.91m)

Ideal for use as a separate office or business area, with matching laminate flooring, wall mounted electric heater.

STORAGE ROOM

10' x 6'8 (3.05m x 2.03m)

Access door to the rear, 'laminate' effect vinyl flooring, shelved storage area, walk-in storage cupboard, access to cloakroom/WC.

GROUND FLOOR CLOAKROOM/WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin with chrome dual taps, low level WC, small storage cupboard, 'laminate' effect vinyl flooring.

FIRST FLOOR FLAT

PRIVATE ENTRANCE

Private entrance door, cloaks area, stairs leading to the flat.

LANDING AREA

10'8 x 9'10 (3.25m x 3.00m)

A large landing area with fitted carpet, hatch to loft space and access to all rooms.

LOUNGE

14'4 x 12'10 (4.37m x 3.91m)

Two uPVC double glazed windows to the front aspect, fitted carpet.

KITCHEN/DINER

13'4 x 12'10 (4.06m x 3.91m)

A spacious kitchen/diner which is fitted with units to base level with contrasting worktop incorporating an inset one and a half bowl single drainer stainless steel sink unit

with mixer tap, built-in electric oven with four ring electric hob above, tiling to splashback, recess for washing machine, 'tile' effect vinyl flooring, window to the rear aspect, useful storage cupboard, dining area.

BEDROOM

10'8 x 9'11 (3.25m x 3.02m)

uPVC double glazed window to the front aspect, fitted carpet, useful storage cupboard.

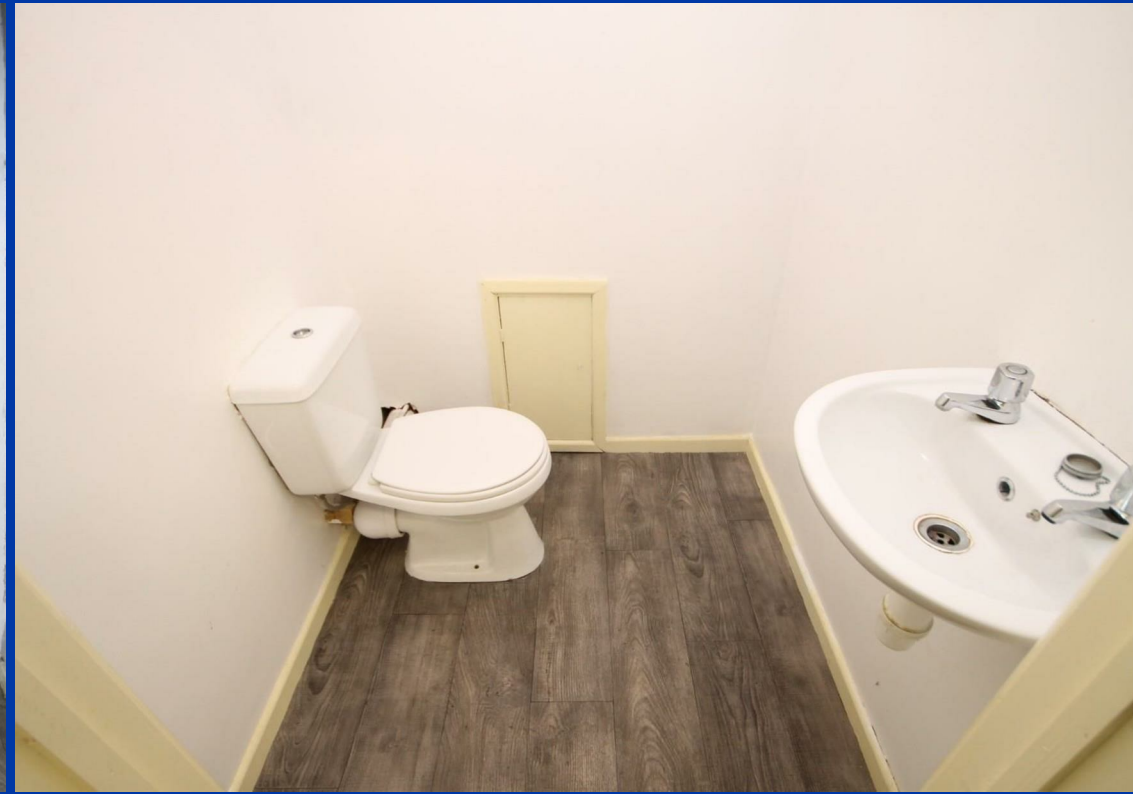
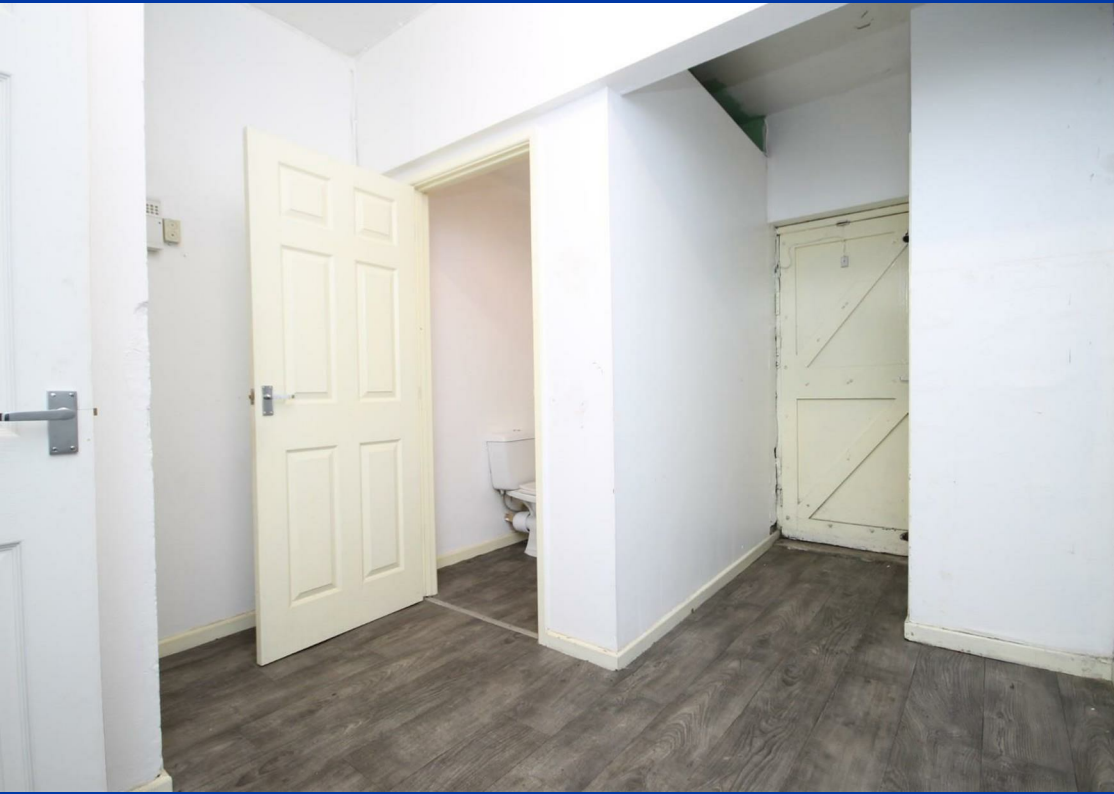
BATHROOM/WC

9'7 x 5'1 (2.92m x 1.55m)

Fitted with a three piece suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, 'tile' effect vinyl flooring, window to the rear aspect, chrome heated radiator.

OUTSIDE

Street parking to the front, yard area to the rear.





JUST EAT

Turnbull's

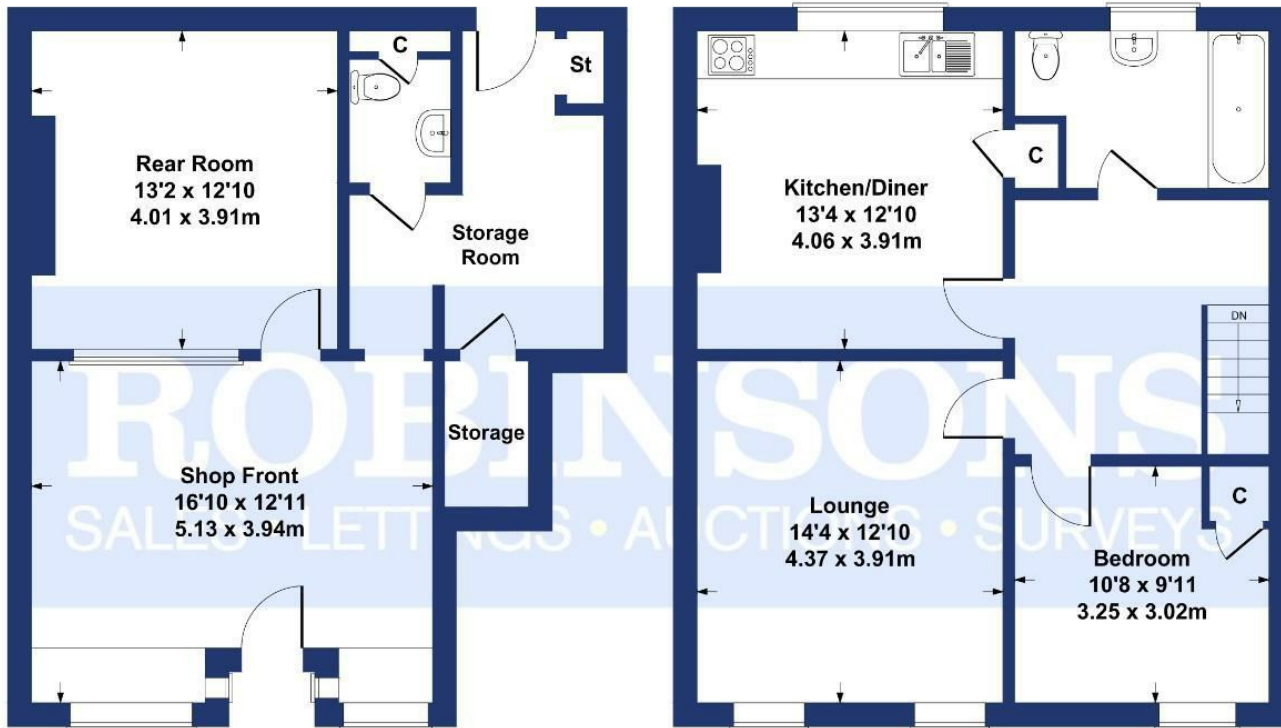
Hot & Cold Food

PIZZA SANDWICHES ALL DAY BREAKFAST DELIVERY

WVD4 DHH

Seaside Lane

Approximate Gross Internal Area
1259 sq ft - 117 sq m



GROUND FLOOR

FIRST FLOOR

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 68 | 68 | 56 | 71 |

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.