

To Let

Due to Relocation



Seaham

Unit 12, Byron Place Shopping Centre

Ground Floor: 8,429 sq ft (783 sq m)

Rent on Application

AVAILABLE AS A WHOLE OR ON A SPLIT BASIS

Location & Description:

- Byron Place Shopping Centre is located in County Durham on the North East coast, approximately 7 miles south of Sunderland.
- The centre lies 1.5 miles away from the A19 trunk road and just 10 miles away from the A1 (M) motorway.
- Fronting the 358 space surface car park, which is the only free car park in Seaham.
- Retailers represented in the centre include Asda, Home Bargains, B&M, Card Factory, Specsavers, Cash Access, BetFred, Greggs, Subway and O2.

Demise:

Ground Floor 8,429 sq ft (783 sq m)
First Floor 5,845 sq ft (543 sq m)
The unit is capable of sub-division and we would welcome expressions of interest based on smaller/individual size requirements.

Rent:

Available upon request.

Lease:

A new eFRI lease available on a term of years to be agreed.

Service Charge:

Available upon request.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £83,000.

Date Prepared:

October 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:**Grant Owens**

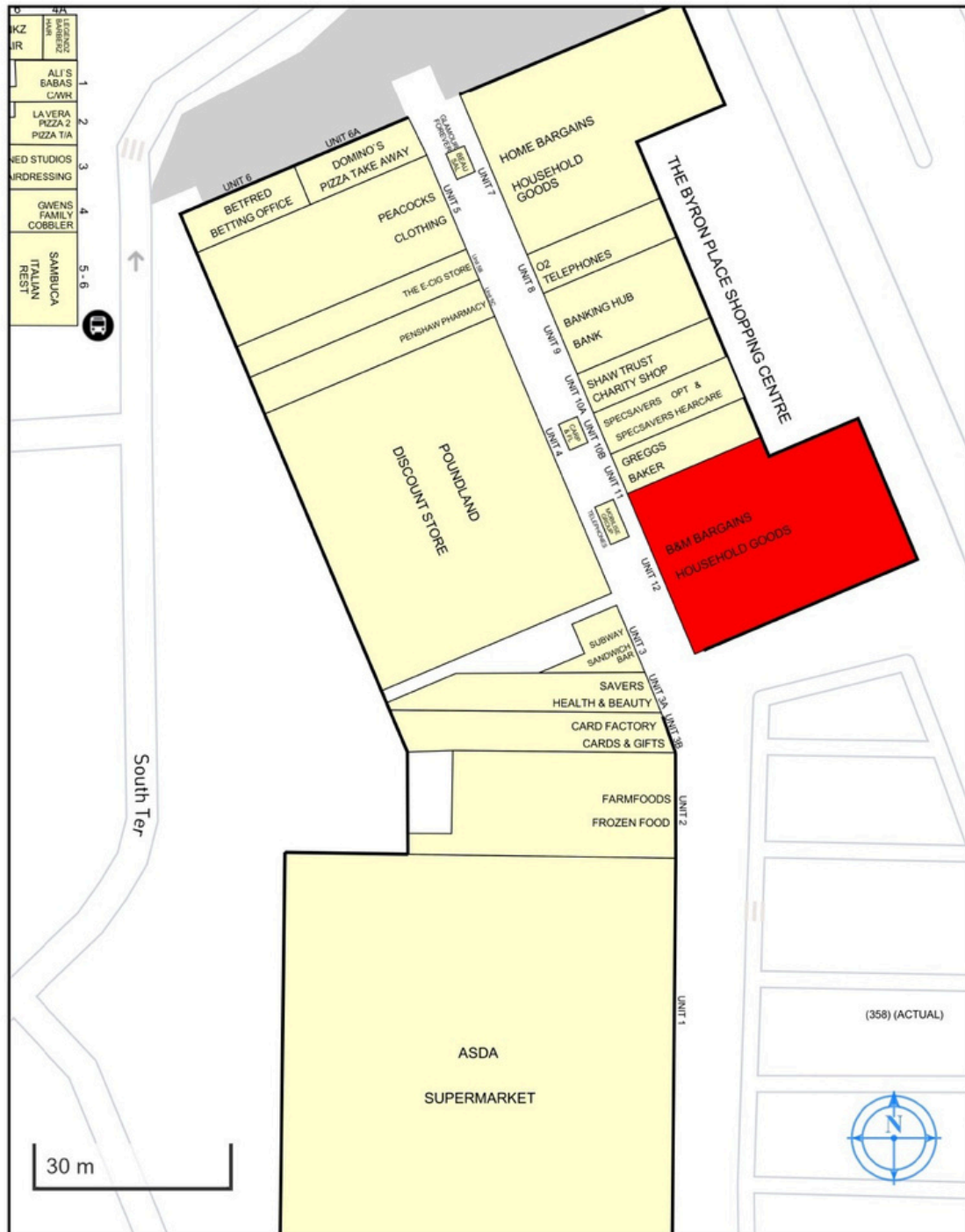
07808 646476

grant@barkerproudlove.co.uk

Nik McCarthy

07960 960207

nikm@barkerproudlove.co.uk



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