



Seaham Harbour Marina

# Seaham Harbour Marina

## Units to Let

The Waterside, Seaham Harbour Marina, Seaham



**Units at approx. 400 sq. ft.**

**Guide Rental: £5,000 per annum**

Marina Office, Unit 10, Waterside  
Seaham Harbour Marina  
Seaham, County Durham SR7 7EE

email: [seahammarina@sky.com](mailto:seahammarina@sky.com)  
Website: <http://northdock.btck.co.uk/>  
Telephone: 0191 581 8998



## GENERAL INFORMATION

Seaham Harbour Marina is managed by a Community Interest Company (CIC) which is a not-for-profit organisation. Its principal objective is for a sustainable development that will serve the community. The CIC also aims to provide, and continually improve, facilities for maritime activities.

### THE MARINA

The construction of the original harbour at Seaham was completed in 1831. It has been extensively redeveloped with the latest phase completed in 2012 which aimed to bring economic life back to the North Dock and to support a working marina. This includes the construction of the flagship building 'The Waterside' (comprising of 12 commercial units), a marina using floating pontoons to accommodate up to 77 leisure craft, reinstatement of the dock gates, improved slipway and public access to the North Dock.

The next phase will centre on the conservation and restoration of the Georgian North Dock quayside which will help to develop the economic and cultural potential of the North Dock and North Pier by creating a heritage based tourist attraction.

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## LOCATION



Seaham is the gateway to Durham's coast. A lively harbour town, situated approximately 21 miles south of Newcastle, 6 miles south of Sunderland, and 13 miles east of Durham. The town is served by Seaham Railway Station on the Durham Coast Line. The town has excellent road links and is only a few miles east of the A19.



## ON SITE FACILITIES

- Waterside building comprising 12 individual units
- Recently opened café 'The Lookout' situated on the first floor
- Marina Office
- Historic Lifeboat housed in a fully restored lifeboat house and heritage centre
- Free parking area
- Toilets, showers, lift to first floor

## SURROUNDING AREA

- The neighbouring sea front offers B&B's, restaurants, cafés, modern bars
- Byron Place Shopping Centre within easy walking distance includes ASDA, Argos and other leading retailers.
- Dalton Park Shopping Centre approximately 3 miles away is a large out of town retail and leisure outlet which includes Next, Marks and Spencer, and numerous other major outlet retailers.
- Seaham Hall Hotel is within 1 mile along the coast.

## ADJACENT DOCK

Seaham Harbour Dock Company owns the port of Seaham. All commercial activity is located in the South Dock.

## UNITS TO LET AT THE WATERSIDE BUILDING



### DESCRIPTION

The building comprises twelve 400 sq feet units. There are six ground floor and six first floor. The first floor units are accessed by an external staircase and/or lift access.

Two of the first floor units (Nos 11 and 12) have been let and converted into a single larger unit for use as a café (named 'The Lookout') which opened for business in April 2013.

### USAGE

The Marina is available to let as a variety of business uses however this is subject to Durham County Council planning consent.

### ACCOMMODATION

The units are as seen and require a full 'fit-out' to enable a variety of uses/specification. There is electricity to each unit but points/services are to be installed by the tenant subject to the appropriate consents/legal and statutory requirements. There is a water supply to each of the downstairs units only. Each unit has fully opening safety glass doors with protective wooden shutters.

If prospective tenants are interested in more than one unit the building has been designed to enable units to be let in pairs with the internal wall removed or for an internal staircase to be installed to link ground and first floor units.

### RENT:

Approximately £5,000 per annum

### SERVICE CHARGE:

Approximately £2,500 per annum (full details/breakdown are available as part of lease negotiations).

## TERMS:

Available on full repairing and insuring leases for a period to be agreed.

If you require any further details please contact the Marina office, Unit 10, Waterside Building, Seaham marina, email [lisa.jordan@durham.gov.uk](mailto:lisa.jordan@durham.gov.uk) or telephone 0191 5818998

## IMPORTANT NOTICE:

### **The Code for Leasing Business Premises in England and Wales 2007**

The Code for Leasing Business Premises in England and Wales 2007 recommends you seek professional advice before agreeing a business tenancy. The code is available through professional institutions and trade associations or through the website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

### **Seaham Harbour Marina Community Interest Company gives notice that:**

1. They make no representations or warranties in relation to the properties referred to in the particulars. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and the Seaham Harbour Marina CIC have not tested any services, equipment or facilities. Prospective tenants or their agents must satisfy themselves by inspection or otherwise.



## EXPRESSION OF INTEREST FORM

### Applicant Details

Name	
Business/Company Name	
Address	
Telephone	
Mobile	
Email	
Website	

### Legal Status

Sole Trader

Partnership

Ltd. Company

Charity

Other

**Please provide a brief description of the nature of the business you operate or intend to operate from The Waterside and the goods and/or services you intend to provide.**

**Are you a new or existing business?**

Date business established and company registration number (existing business only)	
How many units are you interested in?	
Do you intend to create any new jobs in the next 12 months?	

**Please provide details of the style and image you are seeking to create within the unit.**

**Please provide details of relevant experience which demonstrates your ability to succeed in this venture.**



**How long do you see your business operating out of The Waterside building?**

12 months

12 – 24 months

More than 24 months

**What will be your business working week i.e. which days and approximate opening times each day?**

**Do you have any specific requirements that you feel we may need to consider?**

**Please provide contact details of two relevant referees**

**Reference 1:**

Business Name	
Contact Name	
Address	
Telephone	
Email	

**Reference 2:**

Business Name	
Contact Name	
Address	
Telephone	
Email	

**Declaration**

The information on this application form and any supporting information enclosed are true and complete to the best of my knowledge

Signature	
Name	
Post held	
Date of application	

Please return to Lisa Jordan, Marina Office, Unit 10, Waterside, Seaham Harbour Marina, Seaham, County Durham SR7 7EE or email to [seahammarina@sky.com](mailto:seahammarina@sky.com).