



Units 1-3 The High House, Church Street, Murton, Seaham, SR7 9NX

New High-Quality Retail Units

SUMMARY

Tenure	To Let
Available Size	460 to 604 sq ft / 42.74 to 56.11 sq m
Rent	£8,000 - £10,000 per annum
Service Charge	To be confirmed
Business Rates	To be assessed following completion of redevelopment
EPC Rating	B (38)
VAT	Not applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Former Pub Transformed into 3no. Ground Floor Retail Units & First Floor Offices
- Centrally Located in Murton Village, with Easy Access to A19 & Nearby Towns
- Strategic Position, Adjacent to New Co-op Food Supermarket & Close to Dalton Park, Jade Park, & Seaham Garden Village
- New Shop Fronts with Large Display Windows, Protected by Electric Roller Shutters
- White-Painted Interiors, Energy-Efficient LED Lighting, New Utility Supplies, WCs and Fire Alarm Systems.
- 19 Space Car Park, Including 2no. Accessible & 4no. EV Charging Bays

LOCATION

Murton, in East Durham, lies just off the A19 north-south trunk road and is a short drive from Seaham, Peterlee, and Easington.

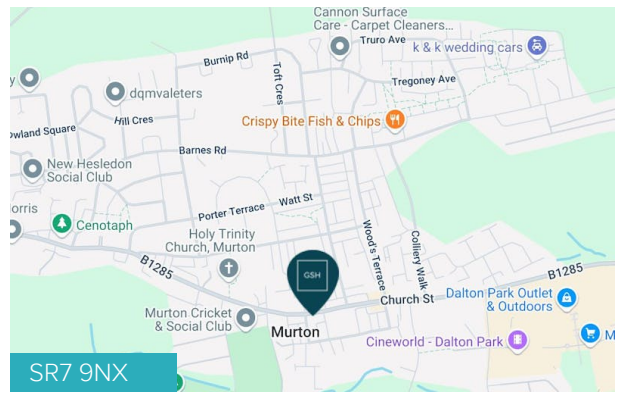
The High House occupies a prominent spot on Church Street in the heart of Murton Village, the main road linking to communities such as Hetton-le-Hole, Houghton-le-Spring, and Seaham. It sits next to the newly built 4,500 sq ft Co-op Food supermarket, reinforcing its position within the village's established retail core at the bottom of Woods Terrace.

The area is undergoing major transformation, with several developments boosting its appeal to both residents and businesses. These projects are supporting economic growth, improving infrastructure, and attracting visitors. Notable developments include:

- Seaham Garden Village – A major residential scheme with planning granted in 2018 for 1,500 homes, led by Miller Homes and Taylor Wimpey, offering a mix of 2, 3, and 4-bedroom houses.

-Dalton Park Outlet Mall – Located between Murton and the A19, offering retail outlets, restaurants, a Cineworld cinema, and Morrisons.

- Jade Business Park – Now a key commercial hub. Phase 1 (155,000 sq ft) was fully let within 18 months, and Phases 2 and 3 will add over 500,000 sq ft of industrial space, reinforcing Murton's appeal to businesses.



DESCRIPTION

This prominent commercial property, formerly The High House, has undergone a complete redevelopment, transforming the historic public house into a modern, multi-use building. The ground floor offers three new, high-quality retail units, while the first floor provides 'all-inclusive' office accommodation, which have their own independent access off The Crofts. The property also holds cultural significance as the filming location for Ken Loach's 2023 film, The Old Oak.

Each retail unit benefits from large display windows, maximising exposure to passing traffic and footfall, and in turn, providing excellent natural light throughout. Tenants are provided with a strong starting point as the walls, skirting boards, window sills, and ceilings will all be painted white, and energy-efficient LED lighting will be installed throughout. Additionally, each unit will come equipped with new utility supplies, fire alarms, fire-rated ceilings, WC facilities and be DDA compliant.

Externally, the property features 19 on-site car parking spaces, including 2 accessible bays and 4 EV charging bays, catering to modern requirements.

ACCOMMODATION

The units are available by way of new EFRI leases for a term of years to be agreed, at the following rents:

Name	sq ft	sq m	Rent
Unit - 1	460	42.74	£8,000 /annum
Unit - 3	604	56.11	£10,000 /annum

TERMS

The units are available by way of new EFRI leases for a term of years to be agreed at the rents quoted above.

VIEWING & FURTHER INFORMATION

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