



Town Centre Retail Unit To Let

UNIT 3, JOHN STREET, CONSETT, CO. DURHAM, DH8 5LA

- Ground Floor Retail Unit of Approximately 109.76 sq m (1,181 sq ft)
- Busy Town Centre Location c. 14 Miles South-West of Newcastle & 13 Miles North-West of Durham
- Consett is a Popular Co. Durham Town with an Estimated Population of 37,000, Rising to 68,000 within a 30 Minute Drive
- Nearby Occupiers: Westway Vets, Argos Ramsdens, Domino's Pizza & Iceland
- Would Suit a Variety of Uses Including: Barbers / Salon, Café, Hot Food Takeaway & Professional Services (STP)
- External Refurbishment Planned, to Include; New Shop Front & Electronic Roller Shutter
- Secure Private Car Parking & Service Yard to the Rear
- Rent £10,000 pax



LOCATION

Consett is a market town situated 14 miles south-west of Newcastle upon Tyne and 13 miles north-west of Durham City at the junction of the A691/A692, both of which provide the link to the A1(M).

Consett is home to over 37,000 people, growing to 68,000 people within a 30-minute drivetime.

The subject property occupies a prominent position on John Street, to the west of Medomsley Road. Nearby occupiers include Ramsdens, Westway Vets, Domino's Pizza, Iceland, Argos & Pattinson Estate Agents.

DESCRIPTION

The property comprises a ground floor retail unit with open plan sales, and ancillary storage, kitchen and WC facilities to the rear.

Internally the property is freshly decorated and re-carpeted, there are suspended ceilings with LED lighting throughout. Externally, the property benefits from private car parking and a service yard to the rear. The shop front and roller shutter are in the process of being replaced.

ACCOMMODATION

Unit 3 - 109.76 sq m (1,181 sq ft)

TERMS

The property is available by way of a new EFRI lease for a term of years to be agreed at a rent of £10,000 pax.

RATING ASSESSMENT

We understand that the premises have a rateable value of £8,700 effective from 1st April 2017. Under current government legislation, Small Business Rate Relief could result in no rates being payable (subject to eligibility).

It is recommended that any interested party confirm the accuracy of this information and the rates payable with the Local Authority. As a new occupier, rights of appeal may exist against the assessment.

ENERGY PERFORMANCE

Awaiting EPC.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

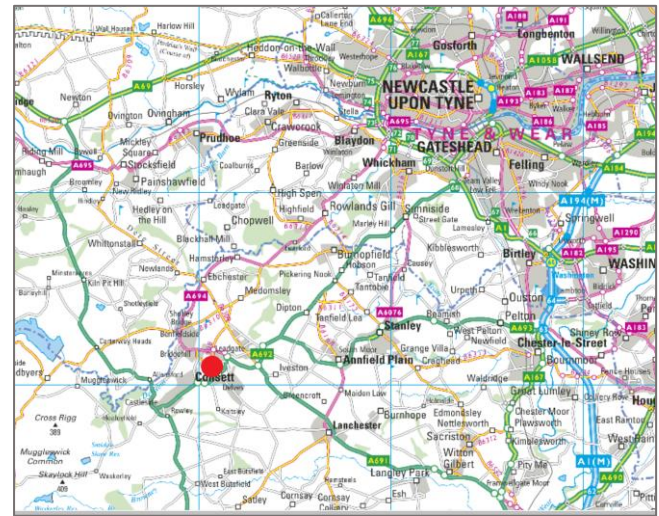
ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser / tenant.

VIEWING

For general enquiries and viewing arrangements please contact sole agents Graham S Hall Chartered Surveyors on 0191 731 8660 or info@grahamshall.com.

LOCATION MAP



AGENTS NOTE

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremisses.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

IMPORTANT NOTICE

Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that:

- 1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Graham S Hall Chartered Surveyors or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person, either principal or employee, at Graham S Hall Chartered Surveyors has any authority to make or give any representation or warranty in relation to this property.
- 4) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for purpose or in working order.