



# Bar / Restaurant Premises To Let

NEWMARKET STREET, CONSETT, CO. DURHAM, DH8 5LQ

- Prominent & Attractive Former Co-op Building
- Approximately 463.79 sq m (4,992 sq ft) Over Ground & Lower Ground Floor
- Town Centre Location with Excellent Transport Links
- Surrounding Occupiers; Co-operative Funeralcare, Your Move Estate Agents, Domino's Pizza, Sambuca Restaurant & Tyre Spot
- No Business Rates Payable (Subject to Eligibility)
- EPC Rating B 49
- Would Suit a Variety of Uses (Subject to Consents)
- New EFRI Lease Available
- Rent of £22,500 pax



## LOCATION

Consett is a popular 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 Newmarket Street, within the town centre. Surrounding occupiers include Co-operative Funeralcare, Your Move Estate Agents, Domino's Pizza, Sambuca Restaurant & Tyre Spot.

## DESCRIPTION

The property comprises an attractive three-storey, red brick, former Co-op building that has been operated in recent years as a bar, restaurant and live music venue to the ground and lower ground floor, a gymnasium to the first and residential to the second floor.

Currently, at ground floor, the inner entrance porch leads through to the main bar area, which has an industrial feel with exposed brick walls, iron work and stripped rustic wooden flooring throughout. To the rear of the main bar is a snug area, WC's, kitchen facilities and access to the loading area.

The lower ground floor provides a separate bar / function room, currently with booth seating for approximately 40 people. The beer cellar is also located on this level.

## ACCOMMODATION

Approximate net internal areas:

Ground Floor – 337.43 sq m (3,632 sq ft)  
Lower Ground Floor – 126.36 sq m (1,360 sq ft)  
Cellar – not measured

Total – 463.79 sq m (4,992 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 £22,500 pax.

## RATING ASSESSMENT

We understand that the premises currently have a rateable value of £6,900 effective from 1<sup>st</sup> April 2023.

Under current government legislation, Small Business Rate Relief may result in no rates being payable (subject to eligibility). Interested parties should confirm the accuracy of this information and the actual rates payable with the Local Authority.

## 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.

## ENERGY PERFORMANCE

EPC Rating B 49.

## 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 call sole agents Graham S Hall Chartered Surveyors.

## 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.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.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.
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