



High Street Retail Unit To Let

38 HIGH STREET SOUTH, LANGLEY MOOR, DURHAM, DH7 8JW

- Ground Floor Retail Unit of Approximately 80.00 sq m (861 sq ft)
- Popular County Durham Village, Approximately 2 Miles South of Durham City Centre
- Prominent Position on Established Retail Parade
- High Volumes of Passing Traffic
- Surrounding Occupiers Include; Tesco Express, Lidl and the RSPCA
- External Refurbishment Scheduled
- Would Suit a Variety of Uses (Subject to Consents)
- New EFRI Lease Available
- Rent £8,750 pax



LOCATION

The property is located in Langley Moor, a small County Durham village, approximately 2 miles south of Durham City Centre and 9 miles north of Bishop Auckland.

The subject property occupies a prominent position on High Street which is the main retail pitch within the village. Notable nearby operators include: Tesco Express, Lidl, RSPCA and Salvation Army.

DESCRIPTION

The building comprises a mid-terrace property under a pitched slate roof. The property is arranged over two floors, with retail accommodation to the ground floor and residential on the first.

The available space comprises, a ground floor retail unit with open plan sales to the front and ancillary storage and staff WC facilities to the rear. The premises is well presented with double fronted glazed retail frontage with signage over, finished floorboards, plastered, skimmed walls and freshly decorated walls.

ACCOMMODATION

Approximately 80.00 sq m (861 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 £8,750 pax.

RATING ASSESSMENT

We understand that the premises have a rateable value of £5,600 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.

ENERGY PERFORMANCE

EPC Rating – C 60.

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.

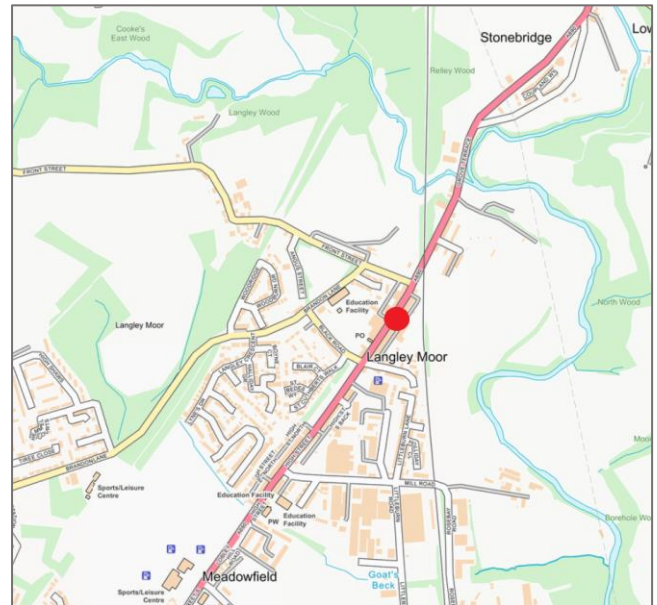
ANTI-MONEY LAUNDERING REGULATIONS

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 call sole agents Graham S Hall Chartered Surveyors on 0191 731 8660.

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 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.
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