



TO LET

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Hot Food Takeaway Opportunity

47.29 sq m (509 sq ft)

Rent £10,000 pax

UNIT 1, 2 WEST ROAD
ANNFIELD PLAIN
STANLEY
CO. DURHAM
DH9 8HU

- Prominent Position with Excellent Passing Trade
- Sui Generis Hot Food Takeaway Consent
- Currently Vacant & Suitable for a Variety of Cuisines
- No Business Rates (Subject to Eligibility)
- Undergoing Refurbishment
- New EFRI Lease Available

LOCATION

The village of Annfield Plain is situated on a plateau between the towns of Stanley (2.5 miles) to the north-east and Consett (5.0 miles) to the west. Annfield Plain benefits from easy access to the A691 which runs between the nearby village of Consett, the City of Durham (10 miles) and beyond.

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SITUATION

West Road is Annfield Plain's main through road, as such, the property benefits from excellent passing trade and footfall.

DESCRIPTION

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

The available space comprises, a ground floor restaurant / hot food takeaway unit with open plan sales / seating area to the front and commercial kitchen, ancillary storage and WC facilities to the rear.

The premises has undergone refurbishment and is well presented, comprising; glazed retail frontage with signage over, solid concrete floors, skimmed and freshly decorated walls and LED lighting.

ACCOMMODATION

	sq m	sq ft
Front Shop	27.68	298
Kitchen	19.6	211
TOTAL	47.29	509

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.



BUSINESS RATES

Rateable Value : £2,800 (Effective 1st April 2023)

Estimated Rates Payable: £0

Our estimates are calculated by applying the appropriate Business Rate Multiplier to the RV and adjusting for Small Business Rate Relief, in cases where the RV indicates that it may be available. Not all properties or 'small businesses' qualify for relief.

It is important that interested parties confirm the accuracy of this information and the actual rates payable with the Local Authority.

ENERGY PERFORMANCE

EPC Rating C 54.

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 & FURTHER INFORMATION

For general enquiries and viewing arrangements please contact:

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