



TO LET



Prime Town Centre Retail Unit

103.12 sq m (1,110 sq ft)

Rent £12,000 pax

52 MIDDLE STREET
CONSETT
CO. DURHAM
DH8 5QE

- Located at Heart of Town Centre
- Next Door to Domino's & Close to Superdrug, Specsavers, Greggs and The Post Office
- Only a 1-2 Minute Walk from Consett's Two Main Car Parks (c. 250 spaces) & Bus Station
- First Floor Storage / Office Space with WC & Kitchen Facilities
- Small Business Rate Relief Available (Subject to Eligibility)

LOCATION

Consett is a popular County Durham market town that is home to over 30,000 people.

The town is situated approximately 14 miles south-west of Newcastle upon Tyne and 13 miles north-west of Durham City, making it accessible from both cities within 25 minutes.

Consett is well positioned at the junction of the A691/A692, both of which provide links to the A1(M) and within 2 miles of the A68 which provides access further north to Edinburgh.

SITUATION

The property lies in the heart of the town centre on Middle Street, Consett's prime retailing thoroughfare and occupies a prominent position, next door to Domino's Pizza and close to Superdrug, Specsavers, Greggs and The Post Office.

Access to car parking is excellent, with the town's two main car parks; the Victoria Centre (c. 100 spaces) and Albert Road / Nile Street (c. 150 spaces) both being within comfortable walking distance (1-2 mins).

The property is located within very close proximity of Consett Bus Station, which provides links to surrounding towns such as Stanley and Chester-le-Street as well as the cities of Durham, Newcastle and Sunderland.

what3words - ///bleat.that.giving

DESCRIPTION

The property comprises a two storey retail unit with attractive ground floor sales and first floor ancillary staff and / or storage. We understand that loading is available via the service yard to the rear.

ACCOMMODATION

	sq m	sq ft
Ground Floor	62.8	676
First Floor	40.32	434
TOTAL	103.12	1,110

TERMS

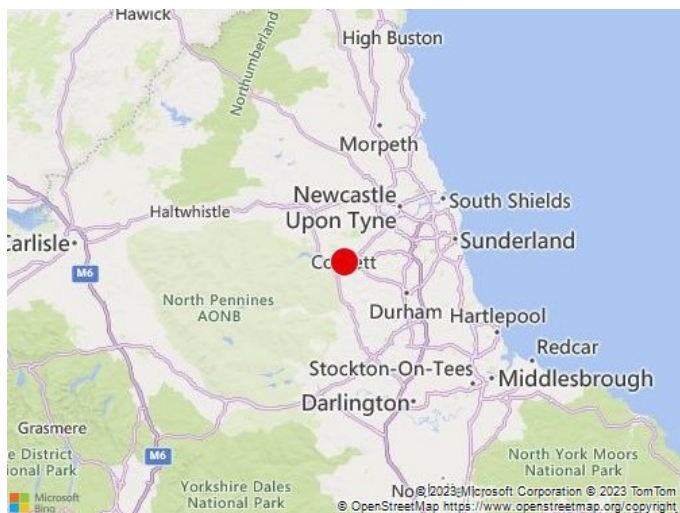
The premises are available on a new full repairing and insuring lease for a term of years to be agreed at a rent of £12,000 pax.

BUSINESS RATES

Rateable Value : £8,000 (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

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 & FURTHER INFORMATION

For general enquiries and viewing arrangements please contact:

Daryl Carr

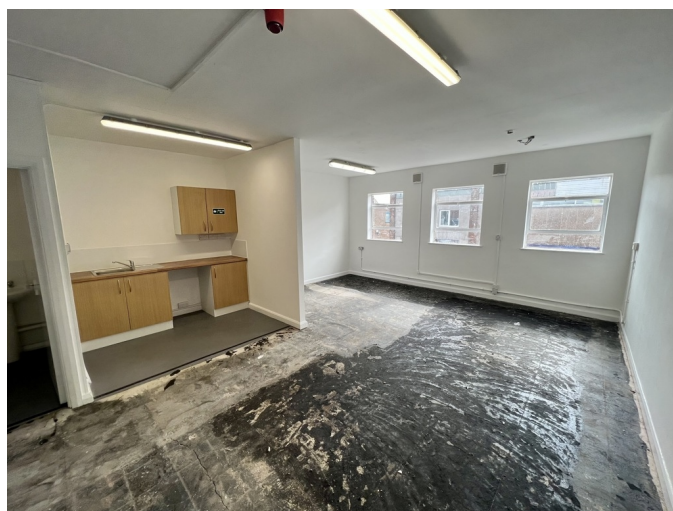
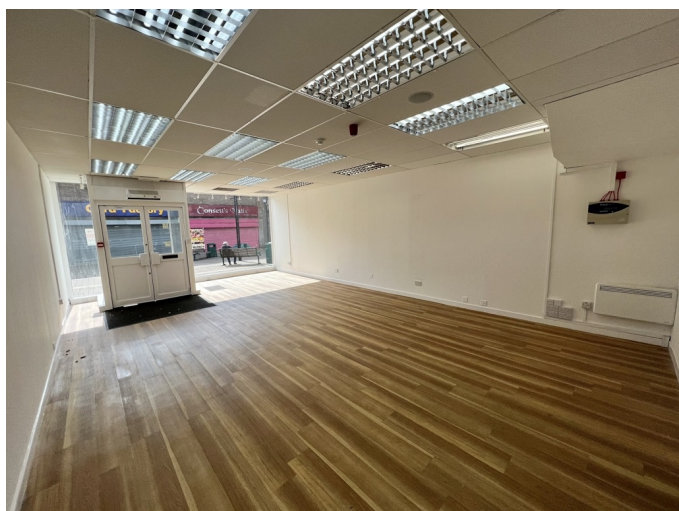
t: 0191 731 8660

e: daryl@grahamshall.com

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. 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.