



# Town Centre Retail Unit To Let

3-6 STATION ROAD, CONSETT, CO. DURHAM, DH8 5RL

- Ground Floor Retail Unit of Approximately 105.32 sq m (1,134 sq ft)
- Prominent Town Centre Location with High Volumes of Passing Traffic
- Consett is a Popular Co. Durham Town Approximately 14 Miles South-West of Newcastle & 13 Miles North-West of Durham
- Located Directly Opposite Consett Medical Centre and Close to Lloyds Pharmacy, J D Wetherspoon & Argos
- Would Suit a Variety of Uses Including: Café / Restaurant, General Retail, Salon, Professional Services or Hot Food Takeaway (Subject to Consents)
- Rent £12,500 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 Station Road, opposite Consett Medical Centre and benefits from high volumes of passing traffic.

Nearby occupiers include: Lloyds Pharmacy, JD Wetherspoon, Argos, Lloyds Bank and Home Bargains.

**DESCRIPTION**

The property comprises a two-storey terraced commercial premises, providing ground floor retail and first floor office accommodation. The available space comprises, a ground floor retail unit with open plan sales and kitchen / WC facilities to the rear.

**ACCOMMODATION**

Approximately 105.32 sq m (1,134 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 £12,500 pax.

**RATING ASSESSMENT**

We understand that the premises have a rateable value of £4,800 effective from 1<sup>st</sup> 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.

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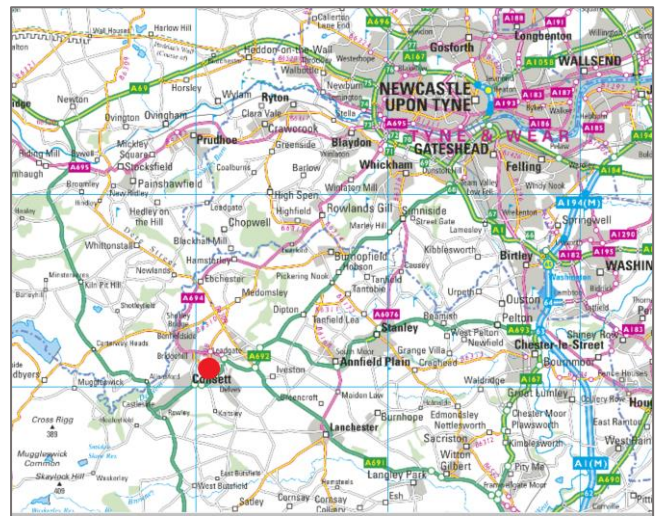
**ANTI-MONEY LAUNDERING REGULATIONS**

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 or send us an email [info@grahamshall.com](mailto: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.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.
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