



TO LET



Large Self-Contained First Floor Premises

135.63 sq m (1,460 sq ft)

Rent £8,000 pax

28A FRONT STREET
STANLEY
CO. DURHAM
DH9 0HX

- Busy Town Centre Location
- Surrounding Occupiers: Greggs, Boots, Betfred, Specsavers & Lloyds
- Potential Uses: Gym, Studio, Salon, Cafe / Restaurant & Office
- No Business Rates Payable (Subject to Eligibility)
- **2 Years Half Rent Available***

LOCATION

The property is located on Front Street at the heart of Stanley's Town Centre, just a one minute walk from the recently constructed bus concourse.

DESCRIPTION

The property is entirely self-contained and is accessed at ground floor level via the front of the building. The first floor is currently configured to provide a reception lobby / waiting area, two good sized rooms and WC facilities.

ACCOMMODATION

	sq m	sq ft
Room 1	93.83	1,010
Room 2	41.8	450
TOTAL	135.63	1,460

TERMS

The property is available by way of a new EFRI lease for a term of years to be agreed at a rent of £8,000 pax.

*A half rent period of 2 years is available, making the rent payable in years 1 and 2 only £4,000 pax (subject to covenant strength and a 5 year term with no breaks).

BUSINESS RATES

Rateable Value : £6,700

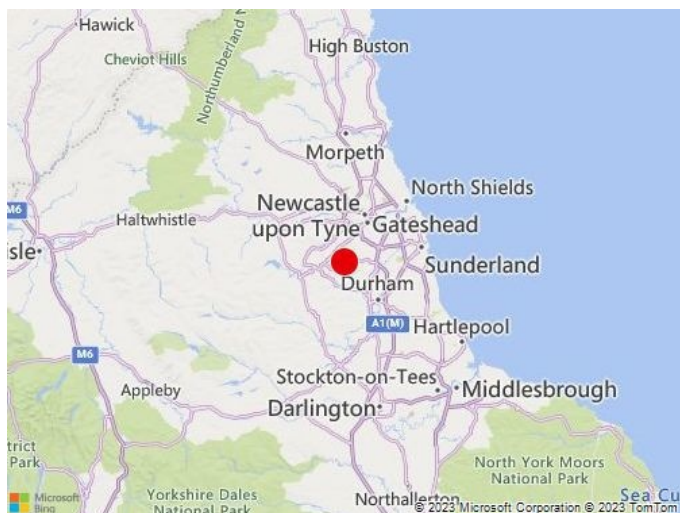
Estimated Rates Payable: £0

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 - B 41.



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.

