



# TO LET

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## Attractive First Floor Offices

90.95 - 243.58 sq m (979 - 2,622 sq ft)

**Rent £7,000 - £18,500 pax**

24 VICTORIA ROAD  
CONSETT  
CO. DURHAM  
DH8 5AY

- Prominent Corner Position
- Busy Town Centre Location
- Easy Access to A691/A692 and A68
- Excellent Office Space
- Available in Whole or Part
- Perfect for Users in the Professional / Financial Services and Care Sectors

## 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 occupies a prominent corner position on Victoria Road which is an established retail area within the town centre. The property has return frontage onto Raglan Street, which leads to Middle Street, the town centres primary retail pitch.

The property is located within very close proximity of towns bus interchange which provides links to surrounding towns such as Stanley, Chester-le-Street as well as Durham City, with further premium 'X-lines' offering access to Newcastle and Sunderland.

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## DESCRIPTION

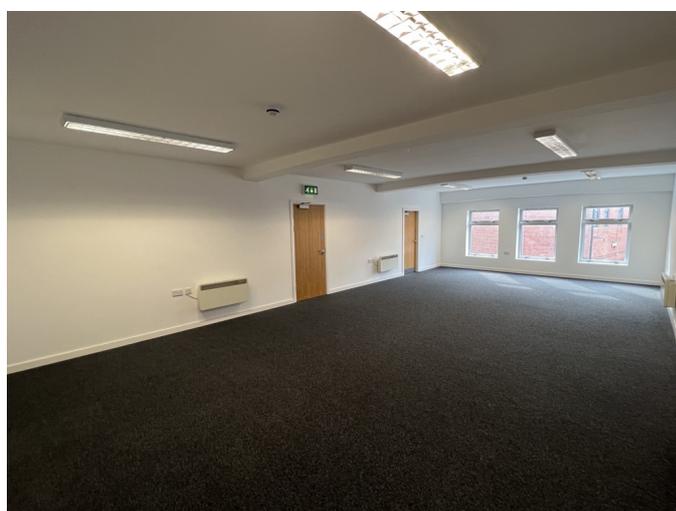
The property comprises a two-storey mixed use commercial building with retail sales to ground floor and offices to first.

Forsters (Radio & TV) occupy the ground floor space retailing high quality electrical goods. Forsters was established almost 70 years ago and is a successful family run business that now operates in partnership with Euronics, which now has over 600 stores nationwide.

The first-floor offices are self-contained with access gained via Raglan Street. The space has been refurbished and very well managed in recent years and briefly comprises: painted plaster walls and ceilings (suspended ceilings to part), anthracite grey carpet category II lighting, perimeter trunking, wall mounted electric heaters and each suite benefits from their own WC's.

## ACCOMMODATION

	sq m	sq ft
Suite A	90.95	979
Suite B	152.63	1,643
<b>TOTAL</b>	<b>243.58</b>	<b>2,622</b>



**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.

## TERMS

The spaces is available in whole or part, by way of new EFRI leases for a term of years to be agreed between the parties at the following rents:

Suite A - £7,000 pax (£7.15 per sq ft)

Suite B - £11,500 pax (£7.00 per sq ft)

Whole First Floor - £18,500 pax (£7.06 per sq ft)

## ENERGY PERFORMANCE

Awaiting EPC.

## BUSINESS RATES

The Property is currently assessed as small individual suites and as such, the property will need to be reassessed, following completion of the reconfiguration and alterations.

Based on the current £ rate per sq m applied by the VOA, we believe that both suites would likely benefit from Small Business Rate Relief if taken individually. This would certainly not be the case if the floor was taken as a whole.

Please note: not all '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.

## 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](mailto: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](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

