



FOR SALE / TO LET



Prominent Town Centre Retail / Office Unit

156.77 sq m (1,688 sq ft)

Freehold £135,000

Rent £12,000 pax

70 MEDOMSLEY ROAD
CONSETT
CO. DURHAM
DH8 5HP

- High Volumes of Passing Traffic
- Would Suit a Variety of Uses Including: Professional & Financial Services, Cafe / Restaurant or Salon
- Surrounding Occupiers; Papa Johns, Ramsdens, Westway Vets, Domino's Pizza, Iceland & Euronics
- Small Business Rate Relief Available (Subject to Eligibility)
- Excellent Owner Occupier / SIPP Investment Opportunity

LOCATION

Consett is a 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.

SITUATION

The subject property occupies a prominent position on Medomsley Road which benefits from high volumes of passing traffic and footfall. Surrounding occupiers include Papa Johns, Ramsdens, Westway Vets, Domino's Pizza, Iceland, Euronics & Pattinson Estate Agents.

DESCRIPTION

The premises comprise a two storey mid-terrace retail unit of brickwork construction beneath a pitched slate covered roof, incorporating uPVC double glazed windows and doors.

We feel that the property is suitable for a variety of uses. Most recently it has operated as a cafe / restaurant with seating at ground and first floor but was previously the offices of a local firm of Accountants for many years, until their business was sold.

ACCOMMODATION

	sq m	sq ft
Ground Floor	79.62	857
First Floor	51.61	556
Basement	25.55	275
TOTAL	156.77	1,688

TERMS

The property is available by way of a New EFRI Lease for a term of years to be agreed at a Rent of £12,000 pax.

Alternatively, our client will consider offers in the region of £135,000 for the benefit of their Freehold interest.

BUSINESS RATES

Rateable Value : £5,800 (Effective 1st April 2023)

Estimated Rates Payable: £0

Our estimates are calculated by applying the appropriate Business Rate Multiplier to the RV and (if applicable) making an adjustment for Small Business Rate Relief. Not all properties or 'small businesses' qualify for relief.

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



ENERGY PERFORMANCE

EPC rating B41.

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.

