



FOR SALE / TO LET



Prominent Former Bank

190.82 sq m (2,054 sq ft)

Freehold Offers Over £130,000
Rent £11,500 pax

55 FRONT STREET
STANHOPE
BISHOP AUCKLAND
CO. DURHAM
DL13 2TU

- Ground Floor: 111 sq m (1,191 sq ft)
- High Volumes of Passing Traffic
- Would Suit a Variety of Uses (i.e. Professional & Financial Services, Cafe / Restaurant or Salon - Subject to Consents)
- Small Business Rate Relief Available (Subject to Eligibility)
- Redevelopment Potential

LOCATION

Stanhope is a market town in the North East of Weardale in County Durham, the gateway to the North Pennines, located approximately 13 miles to the south west of Consett and 20 miles south of Hexham.

The subject property is prominently located on Front Street, which is the main thoroughfare through Stanhope.

DESCRIPTION

The subject property is a three-storey, terraced former bank of traditional brick, block and stone construction under a pitched slate tile roof. The property provides ground floor sales (former banking hall) together with ancillary storage and kitchen / wc facilities at the first and second floors.

ACCOMMODATION

	sq m	sq ft
Ground Floor	110.64	1,191
First Floor	49.70	535
Second Floor	30.47	328
TOTAL	190.82	2,054

TERMS

The premises are available by way of a new tenant full repairing and insuring lease (FRI) for a term of years to be agreed at a rent of £11,500 pax.

Alternatively, our client will consider offers over £130,000 for the benefit of their Freehold interest.

BUSINESS RATES

Rateable Value : £8,500

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 E 125.

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:

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