



### Unit 3a, The Old Co-op Buildings, West Parade Leadgate, DH8 7PJ

- Ground Floor Retail Unit on Busy Shopping Parade
- Floor Area 90.86 sq.m. (978.01 sq.ft.)
- Open Plan Space with Storage
- Suitable for a Variety of Uses (stpp)
- On-Street Parking
- New Lease Terms Available

**Rent: £10,000 per annum**

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## Location

The unit is located on West Parade, off Front Street, Leadgate which is the main route running through the village. Leadgate is a village situated in County Durham towards the North East of Consett.

## The Premises

Located on the ground floor of a two-storey sandstone building with pitched slate roof. There is ample free parking shared with the other tenants in the building which includes a gym, dance studio, and a Premier convenience store.

The unit consists of an open retail area with laminate flooring, reception desk (if required) and rooms to the rear and side, with w/c connected to the side room.

Formerly used as a hair salon, the unit would suit the same, or other uses (stpp) such as barbers, beauty salon, dog groomers, amongst other businesses.

## Accommodation

Room	Sq.m.	Sq.ft.
Retail Area	86.65	868.11
Rear Room	10.21	109.90
W/C	Inc	Inc
<b>Total</b>	<b>90.86</b>	<b>978.01</b>

## Viewing

Strictly by appointment through this office.

## Rent

£10,000 per annum

New lease terms available

\*Tenant is responsible for the cost of the lease.

\*Tenant is responsible for their contribution towards the apportioned Building Insurance

## Rateable Value

The 2023 Rating List entry is Rateable Value £5,000

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref I078

Prepared 29<sup>th</sup> August 2024

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