

# COMMERCIAL



## **19 Front Street, Pelton, County Durham DH2 1DD**

- Two-storey retail unit
- Floor area circa 60 sq. m. (645 sq. ft.)
- Positioned within main retail parade with steady footfall
- New flexible lease terms available
- Eligible for small business rate relief or zero rates
- Suitable for a variety of uses STPP

**Rent £6,600 per annum**

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## Location

The property is located on Front Street in the centre of Pelton, a well-established village close to Chester-le-Street and the A693. It sits within the main local retail parade, benefitting from steady footfall, good visibility, and regular passing traffic.

The area is well served by local bus routes, with easy road links to the A1(M) and surrounding towns. Public parking is available nearby, and the strong residential catchment provides a reliable customer base for a range of retail or service uses.

## The Premises

An end-terrace, two-storey retail unit extending to approximately 60 sq. m. (645 sq. ft.), comprising an open-plan ground floor retail area with a compact kitchen, and a first floor featuring two additional rooms and WC facilities.

The premises were previously occupied by a beauty and gift business, but are suitable for a variety of alternative uses, subject to the appropriate use class consents. The unit also benefits from electric roller shutters providing enhanced security.

## Rent

£6,600 per annum (Paid monthly in advance £550)

## Costs

The incoming tenant to pay the landlord legal fees £400 and agents fees of £1,200.

## Viewing

Strictly by appointment through this office

## Rateable Value

The 2025 Rating List entry is Rateable Value £2,475

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.

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