- Spacious ground floor retail unit
- Net internal area 857 sq. ft. (79.62 sq. m.)
- Secure rear yard and parking
- Highly visible Front Street position
- Suitable for a variety of uses STPP
- Excellent levels of passing trade
- 100% Small business rates relief subject to eligibility

12 Front Street,
Annfield Plain,
County Durham DH9 8HY

Rent £10,800 per annum

RMS | Rook Matthews Sayer

Location

The property is located on Front Street in a prominent position within the heart of Annfield Plain's established retail centre, fronting the village's principal shopping thoroughfare. The property benefits from excellent visibility, substantial pedestrian footfall and high volumes of passing vehicular traffic, making it an ideal location for a wide variety of retail, leisure, office or service-based occupiers. Annfield Plain is a well-established County Durham village situated approximately 3 miles west of Stanley, 10 miles north-west of Durham City and around 12 miles south-west of Newcastle upon Tyne. The village enjoys convenient access to the A693 and A6076, providing excellent road connections to the wider North East region.

The surrounding area comprises a strong mix of independent retailers, national operators, cafés, convenience stores and local services, with nearby occupiers including Tesco Superstore helping to generate consistent levels of customer activity throughout the day. The property is therefore well positioned to serve the local residential population and surrounding villages, presenting an excellent opportunity for businesses seeking an affordable retail premises in a busy and established commercial location.

Description

The property comprises a well-presented ground floor retail unit forming part of a traditional mid-terrace three-storey building beneath a pitched slate roof. The accommodation extends to approximately 857 sq. ft. (79.62 sq. m.) and provides a predominantly open plan sales area benefiting from an extensive glazed frontage, excellent natural light and a flexible layout capable of accommodating a wide variety of retail, office, leisure or professional service uses, subject to the necessary consents.

To the rear of the premises are ancillary storage, staff facilities and WC accommodation. The property has been finished to a good specification with suspended track lighting, gas central heating and a modern shopfront, allowing an incoming occupier to fit out the premises to suit their individual requirements.

A particular feature of the property is the substantial enclosed rear yard, finished in block paving and providing secure off-street parking, loading and servicing facilities. The yard is accessed via an electric roller shutter door, making it suitable for businesses requiring secure external storage or vehicle access. Overall, the property offers an excellent opportunity to acquire or lease a versatile commercial premises in a prominent town centre location with the added benefit of valuable secure rear parking, a feature rarely available with retail premises of this nature.

Tenure
Leasehold - A new lease is available, terms and conditions to be agreed.

Rent
£10,800 per annum

Insurance
The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

Fees
The ingoing tenant to pay the agents fees of £1,000 plus vat (£1,200 inc vat)

www.rookmatthewssayer.co.uk
T: 0191 212 0000   E: commercial@rmsestateagents.co.uk

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Viewing Arrangements
Strictly by appointment through this office.

Rateable Value
The 2026 Rating List entry is Rateable Value £ TBC

If 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.

Information Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value.
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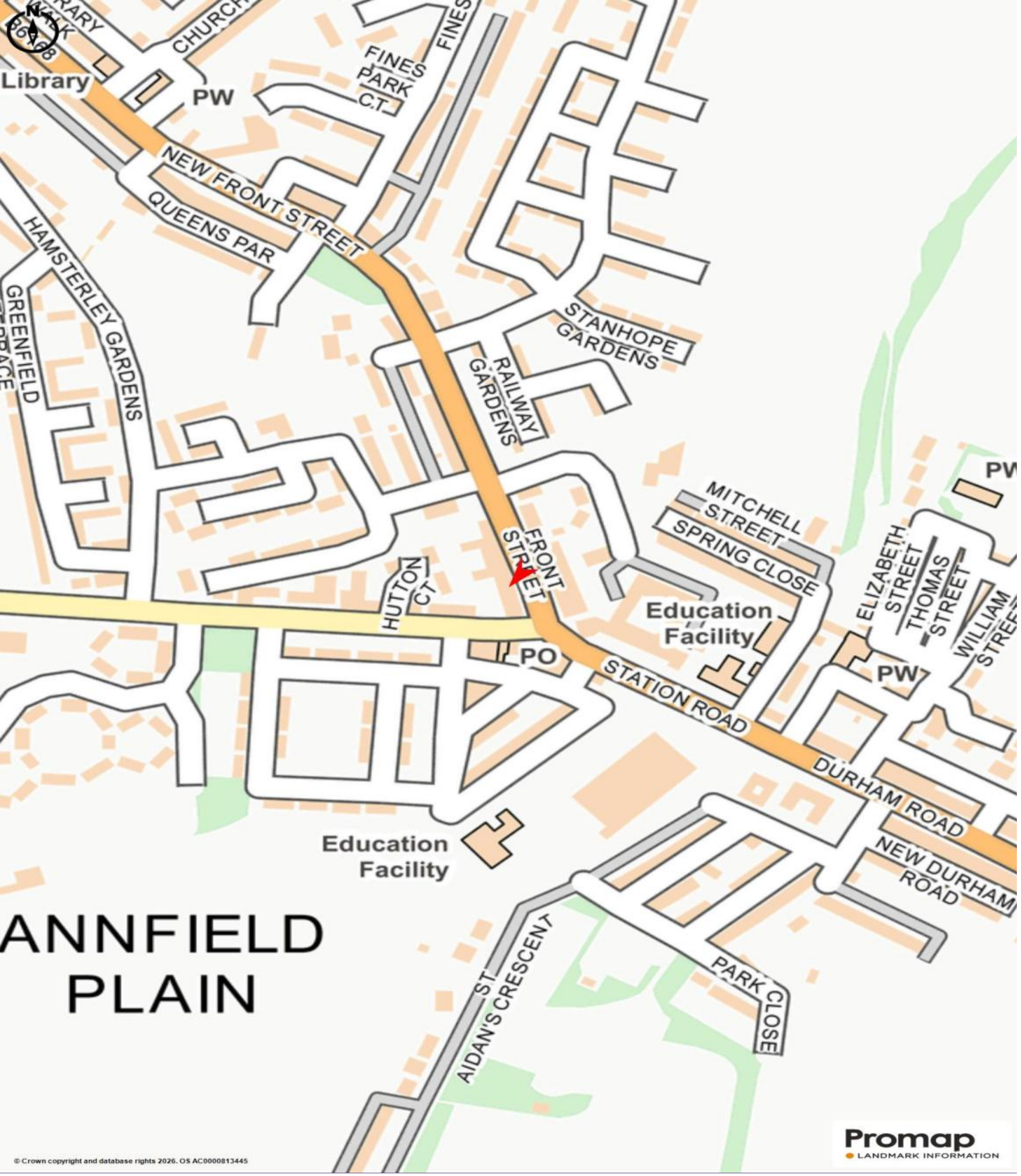
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref I495 (Version 1)
Prepared 03rd July 2026



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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