



# TO LET    RETAIL UNIT

115 DURHAM ROAD, BLACKHILL, CONSETT, CO DURHAM, DH8 8RP



Sanderson  
Weatherall

## Description

The subject property comprises two interlinked mid-terraced buildings of traditional masonry construction beneath pitched slate covered roofs. The premises are understood to date from the late 19th / early 20th century and provide accommodation arranged over ground and upper floors. Internally, the property offers a combination of open plan and cellular accommodation suitable for a variety of commercial uses, benefitting from good natural light and frontage onto Durham Road. The buildings have been interconnected to provide a single operational unit whilst retaining the character and proportions typical of period terraced commercial properties within the area.

## Accommodation

We understand that the accommodation provides the following approximate Net Internal Area (NIA):

Description	sq m	sq ft
GF Retail Sales Area	175.19	1,886
GF Internal Storage	53.78	579
GF Garage	37.57	404
FF Internal Storage	196.19	2,112
<b>Total</b>	<b>462.73</b>	<b>4,981</b>

## Asking Rent & Lease Terms

New lease is available on a Full Repairing and Insuring basis with terms to be agreed at a rent of £13,500 per annum exclusive of VAT, subject to contract.

## Energy Performance Certificate (EPC)

An EPC has been commissioned by a competent Energy Assessor and will be available upon request in due course.



# Location

The property occupies a prominent position on Durham Road (A691) within the established retailing area of Blackhill, approximately 1 mile west of Consett town centre. The location benefits from strong levels of passing vehicular traffic and excellent visibility, with nearby occupiers including Tesco Express, Londis and a range of established independent retailers and local services. The A691 provides direct access eastwards to Durham and westwards towards Hexham, whilst the nearby A692 offers convenient connectivity to Newcastle upon Tyne and the wider North East region. The area is also well served by regular bus services, with routes connecting Blackhill to Consett, Durham and Newcastle, making the property readily accessible for both staff and customers.

# Use / Planning

We understand that the property benefits from consent for its current use that falls under Use Class E of the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent via the Local Planning Authority, Durham County Council.

# Insurance

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand. Insurance premium to be confirmed.

The Tenant will be responsible for obtaining their own contents insurance.



## Business Rates

With effect from 1 April 2026 we understand the property is assessed for rating purposes as follows:

Rateable Value: £9,000

We would recommend that any interested parties make their own investigations regarding rates payable by contacting the Local Rating Authority (Durham County Council).

## Services

We understand that the property benefits from all main service connections, however, any interested party is advised to make their own investigations regarding this matter.

## Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

## VAT

VAT is not applicable.

## Legal Costs

Each party are to be responsible for their own legal costs incurred throughout any transaction.





# Contact

Viewings to be scheduled via appointment only.

For further information or to arrange a viewing please contact the sole agents:

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