



**Graham S Hall**  
CHARTERED SURVEYORS

# TO LET

PROMINENT TOWN CENTRE  
RETAIL WAREHOUSE

**1,300 sq m (13,995 sq ft)**

UNIT D, THE VICTORIA CENTRE,  
CONSETT, CO. DURHAM, DH8 5JU





# SUMMARY

<b>SIZE</b>	1,300 sq m (13,995 sq ft)
<b>RENT</b>	£100,000 per annum
<b>SERVICE CHARGE</b>	Approximately £2 per sq ft
<b>RATEABLE VALUE</b>	£90,500
<b>RATES PAYABLE</b>	£38,915
<b>EPC</b>	C (67)
<b>VAT</b>	Applicable
<b>LEGAL COSTS</b>	Each party to bear their own

## VIEWINGS

Viewings strictly by appointment via Sole Agents  
Graham S Hall Chartered Surveyors.

## CONTACT

Daryl Carr  
t: 0191 731 8660  
e: daryl@grahamshall.com

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www.grahamshall.com



### DESCRIPTION

The Victoria Centre is an established retail warehouse scheme comprising a terrace of modern retail units occupied by a range of national operators.

The available accommodation extends to approximately 13,955 sq ft at ground floor level. The unit provides open plan accommodation with prominent frontage and strong visibility from both Victoria Road and the adjacent bus interchange.

The property benefits from dedicated rear servicing together with extensive customer parking immediately adjacent and is considered suitable for a variety of retail, discount retail, foodstore, leisure or trade counter uses, subject to the necessary consents.

### ACCOMMODATION

Unit D	1,300 sq m	13,995 sq ft
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### TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rent of £100,000 per annum exclusive.

### SERVICE CHARGE

A service charge is payable in respect of the upkeep, maintenance and management of the external common areas and shared parts of the scheme. We understand the current service charge provision is approximately £2.00 per sq ft per annum.

### BUSINESS RATES

Rateable Value (effective 1 April 2026): £90,500  
Estimated Rates Payable: £38,915 per annum

Interested parties should verify these figures with DCC.



#### 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.

#### IMPORTANT NOTICE

Graham S Hall Chartered Surveyors, for themselves and the vendors/lessors of this property, give notice that these particulars are provided as a general outline for guidance only and do not form part of any offer or contract.

Descriptions, dimensions, conditions, permissions, and details are given in good faith but without responsibility. Purchasers or tenants must independently verify accuracy by inspection or other means. No employee or representative of Graham S Hall Chartered Surveyors has authority to make or give warranties or representations about the property. References to equipment, services, or fixtures do not guarantee their condition, fitness, or functionality.