



23 Middle Street, Consett, DH8 5QP

Town Centre Retail Property

SUMMARY

Tenure	For Sale
Size	2,191 sq ft / 203.55 sq m
Price	Offers in excess of £130,000
Rateable Value	£12,000
EPC Rating	D (96)
VAT	Applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Well Located in the Heart of Consett Town Centre
- Surrounded by National and Regional Occupiers Including Greggs, Cooplands, Superdrug and Specsavers
- Only a 1–2 Minute Walk from Consett's Two Main Public Car Parks (c. 250 Spaces) and the Town's Bus Station
- Suitable for a Wide Range of Retail, Service or Professional Uses
- Excellent Opportunity for an Owner-Occupier to Acquire Their Own Premises
- Redevelopment Potential (STP) for Residential, Office or Mixed-Use Conversion

LOCATION

Consett is a popular County Durham market town with a population of over 30,000. It lies approximately 14 miles south-west of Newcastle upon Tyne and 13 miles north-west of Durham City, offering easy access to both within around 25 minutes. The town is well positioned at the junction of the A691 and A692, close to the A1(M) and within 2 miles of the A68.

The property occupies a prominent position in the heart of the town centre on Middle Street, Consett's prime retailing thoroughfare. This section benefits from strong footfall, being close to Greggs, Cooplands, Superdrug and Specsavers, and only a 1–2 minute walk from Consett's two main public car parks (c. 250 spaces) and the town's bus interchange.

DESCRIPTION

The property comprises a mid-terraced building of traditional stone construction with an attractive frontage featuring two distinctive porthole-style windows. The roof is mixed, pitched to the front and rear with a flat section to the centre.

The ground floor provides a retail sales area to the front with back-of-house/storage space to the rear, divided by lightweight stud partitions that could be removed to create a larger open-plan area if required. Additional facilities include a small office, staff kitchen and WC.

The first floor and attic offer a series of rooms historically used as workshops and storage, providing useful ancillary accommodation.

Rear access opens onto a service lane directly adjoining the Albert Road car park, the largest in the town, allowing convenient loading and customer access.

Until recently trading as a long-established jewellers, the property suits a variety of retail, service or showroom uses. It also offers redevelopment potential (subject to consent), including a vertical split to create a self-contained ground floor retail unit with separate residential accommodation to the rear, or conversion of the upper floors to self-contained residential, office or mixed-use accommodation with independent rear access.

ACCOMMODATION

Floor/Unit	sq ft	sq m
Ground	1,011	93.92
1st	980	91.04
2nd	200	18.58
Total	2,191	203.54

TERMS

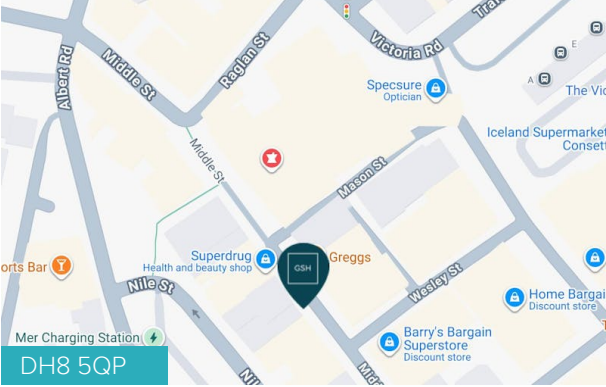
We are instructed to seek offers over £130,000 for the benefit of our clients freehold interest.

BUSINESS RATES

The property has a Rateable Value of £12,000. If an occupier is eligible for Small Business Rates Relief, no rates will be payable. Otherwise, c. £6,000 per annum will be payable. Interested parties should confirm details with the Local Authority.

VAT

We understand that the property is elected to tax, and VAT will therefore be chargeable on the purchase price. All prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall on this basis, and where silent, offers will be deemed net of VAT.



VIEWING & FURTHER INFORMATION



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