



48-50 Medomsley Road, Consett, DH8 5HA

Hot Food Takeaway

SUMMARY

Tenure	To Let
Available Size	910 sq ft / 84.54 sq m
Rent	£15,000 per annum
Service Charge	Upon Enquiry
Rateable Value	£7,000
EPC Rating	D (85)
VAT	Not applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Prominent Corner Position on a Key Town Centre Thoroughfare Offering High Volumes of Passing Traffic
- Surrounding Occupiers; Ramsdens, Westway Vets, Domino's Pizza, Iceland & Euronics
- Partially Fitted Including Extraction, Walk In Refrigeration, Counters, Offices & Staff WC
- Sui Generis Hot Food Takeaway Consent
- Small Business Rate Relief Available (Subject to Eligibility)

LOCATION

The property is prominently located on Medomsley Road, close to the junction with Front Street in the centre of Consett. The town benefits from strong local trade and serves as a hub for surrounding villages, with a population catchment in excess of 50,000. Nearby occupiers include a mix of national and independent retailers, food operators, and service businesses.

DESCRIPTION

The premises comprise a ground floor hot food takeaway unit, previously occupied by Papa John’s, with the benefit of Sui Generis planning consent.

The unit is partially fitted and includes a range of fixtures, fittings and equipment left in situ, available for use by the incoming tenant without warranty. Items include: commercial extraction canopy, walk in refrigeration and freezer units, wall and floor finishes suitable for hot food use.

Fixtures, fittings and equipment are provided on an “as is” basis, subject to agreement of commercial terms, incoming tenants may use or remove these at their own expense.

ACCOMMODATION

Floor/Unit	sq ft	sq m
Ground	910	84.54

TERMS

The property is available by way of a new lease for a term of years to be agreed at a rent of £15,000 pax, paid quarterly in advance.

A rent deposit will be required, the amount of which will be subject to tenant covenant strength.

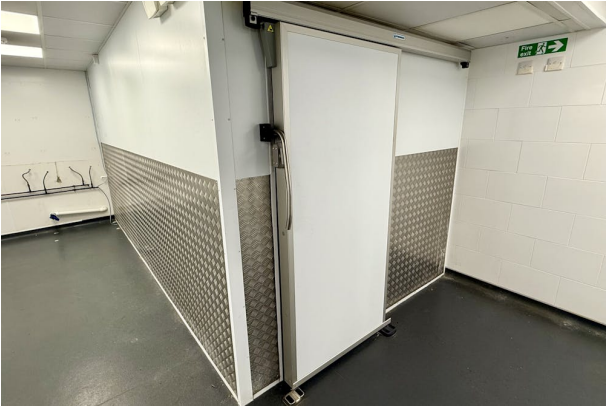
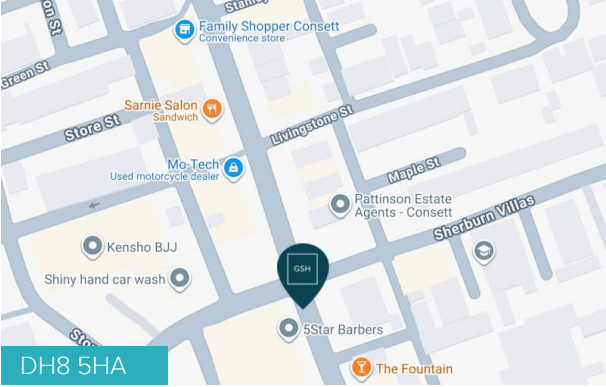
BUSINESS RATES

Rateable Value: £7,000 (Effective 1st April 2023)

If the ingoing tenant is eligible for Small Business Rates Relief, no rates will be payable.

Without Small Business Rate Relief, the rates payable are currently £3,493 per annum.

It is important that interested parties confirm the accuracy of this information and the actual rates payable with the Local Authority.



VIEWING & FURTHER INFORMATION

OSH

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