



## 3 Britannia Shops, Victoria Road, Consett, DH8 5AY

Refurbished Ground Floor Retail / Office Unit

### SUMMARY

Tenure	To Let
Size	360 sq ft / 33.45 sq m
Rent	£6,000 per annum
Rates Payable	£1,547.10 per annum Or £0 per annum with SBRR
Rateable Value	£4,050
EPC Rating	C (70)
VAT	Not applicable
Legal fees	Each party to bear their own costs

### KEY POINTS

- Prominent town centre position with strong passing pedestrian and vehicular traffic
- Located close to three of the town's largest public car parks
- Suitable for a variety of retail, office or professional service uses (subject to any necessary consents)
- Small Business Rates Relief may be available (subject to eligibility)

## LOCATION

Consett is a popular County Durham market town with a population in excess of 30,000. The town is situated approximately 14 miles south-west of Newcastle upon Tyne and 13 miles north-west of Durham City, with good access via the A691/A692 linking to the A1(M) and A68.

Britannia Shops occupy a prominent position on Victoria Road within the town centre, close to the bus interchange and surrounding retail and business occupiers.

## DESCRIPTION

Self-contained retail / office unit extending to approximately 33.45 sq m (360 sq ft).

The property benefits from a modern glazed frontage and independent access directly from Victoria Road. Internally, it has recently been refurbished and includes suspended ceilings with inset lighting, grey carpet flooring and an accessible WC.

The premises would suit a range of retail, office or service-based occupiers, subject to any necessary planning consent.

## ACCOMMODATION

Floor/Unit	Description	sq ft	sq m
Ground	Unit 3	360	33.45

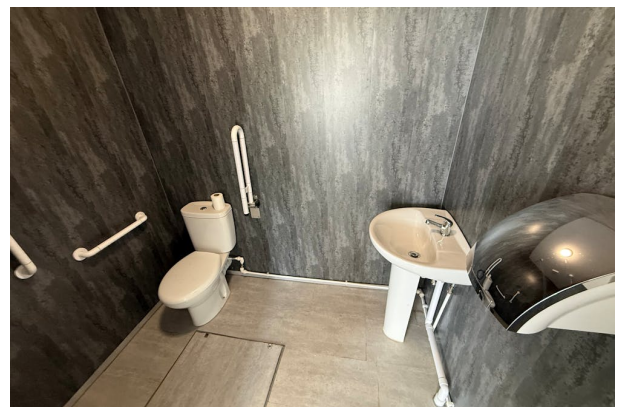
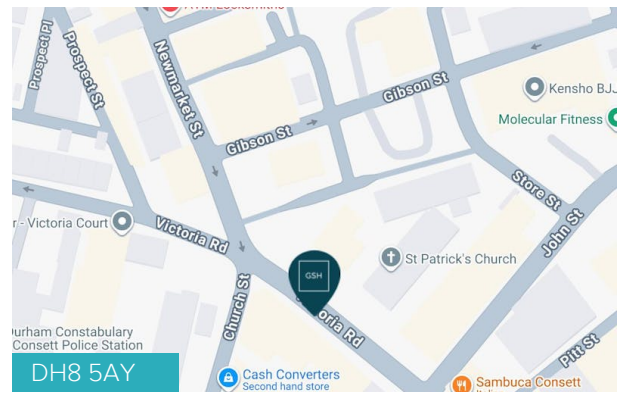
## TERMS

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed at a rental of £6,000 per annum.

## BUSINESS RATES

Rateable Value: £4,050 (effective 1 April 2026).

The property falls below the current Small Business Rates Relief threshold and may qualify for relief, subject to eligibility. Interested parties should confirm actual liability with the Local Authority.



## VIEWING & FURTHER INFORMATION

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