



Shop 2, 3-6 Station Road, Consett, DH8 5RL

Town Centre Retail or Café/Restaurant Opportunity

SUMMARY

Tenure	To Let
Size	1,134 sq ft / 105.35 sq m
Rent	£12,500 per annum
Rateable Value	£5,700
EPC Rating	E (102)
VAT	Applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Prominent town centre location with high volumes of passing traffic
- Consett is a popular Co. Durham town approximately 14 miles south-west of Newcastle & 13 miles north-west of Durham
- Located directly opposite Consett Medical Centre and close to several pharmacies, J D Wetherspoon & Argos
- Would suit a variety of uses including: retail café / restaurant, salon, professional services or hot food takeaway (subject to consents)
- Small business rate relief available (subject to eligibility)

LOCATION

Consett is a popular market town situated 14 miles south-west of Newcastle upon Tyne and 13 miles north-west of Durham City at the junction of the A691/A692, both of which provide the link to the A1(M).

Consett is home to over 37,000 people, growing to 68,000 people within a 30-minute drivetime.

The subject property occupies a prominent position on Station Road, opposite Consett Medical Centre and benefits from high volumes of passing traffic.

Nearby occupiers include: Lloyds Pharmacy, JD Wetherspoon, Argos, Lloyds Bank and Home Bargains.

DESCRIPTION

The property comprises a two-story terraced commercial premises, providing ground floor retail and first floor office accommodation. The available space comprises, a ground floor retail / restaurant unit with open plan sales and kitchen / WC facilities to the rear.

ACCOMMODATION

Floor/Unit	sq ft	sq m
Ground	1,134	105.35

TERMS

The property is available by way of a new EFRI lease for a term of years to be agreed at a rent of £12,500 pax.

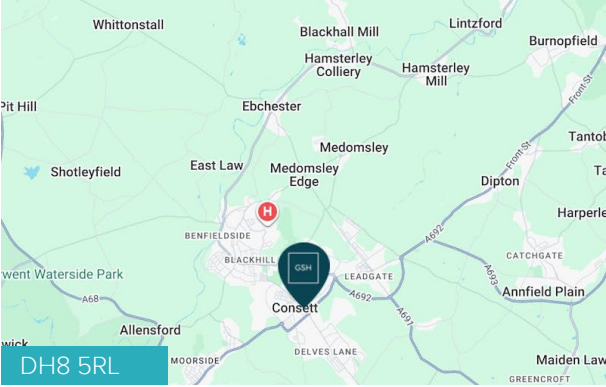
BUSINESS RATES

We understand that the premises have a rateable value of £5,700 effective from 1st April 2023. Under current government legislation, Small Business Rate Relief could result in no rates being payable (subject to eligibility).

It is recommended that any interested party confirm the accuracy of this information and the rates payable with the Local Authority. As a new occupier, rights of appeal may exist against the assessment.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.



VIEWING & FURTHER INFORMATION

OSH

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