



Britannia Shops, Victoria Road, Consett, DH8 5AY

Fully Let Freehold Mixed-Use Investment Opportunity

SUMMARY

Tenure	For Sale
Size	3,102 sq ft / 288.19 sq m
Price	Offers in excess of £295,000
EPC Rating	Property graded as B-D
VAT	Not applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Prominent town centre position on Victoria Road, close to Consett's bus interchange and principal public car parks
- Fully let investment comprising two ground-floor commercial units and a substantial, newly refurbished three-bedroom flat
- Combined rental income of £29,700 per annum
- Freehold sale also includes the reversionary interest in Unit 1, occupied by PilatEASE and held on a long lease at a peppercorn rent
- VAT free investment

LOCATION

Consett is an established County Durham town situated approximately 14 miles south-west of Newcastle upon Tyne and 13 miles north-west of Durham City, with access to the surrounding area via the A691 and A692.

Britannia Shops occupy a prominent position on Victoria Road within the town centre, close to the bus interchange, public car parks and a range of retail, leisure and service businesses.

WHAT3WORDS

///bright.ocean.lights

DESCRIPTION

A town centre mixed-use investment providing two ground-floor commercial units and a substantial three-bedroom flat.

Unit 2 provides bar/restaurant accommodation with a commercial kitchen and extensive basement preparation and storage space. Unit 3 is a self-contained commercial unit with an independent entrance and accessible WC.

Britannia Flat was fully refurbished earlier in 2026 and provides three bedrooms, living accommodation, a fitted kitchen, bathroom and separate WC.

The sale also includes the freehold reversion of Unit 1, which has previously been sold on a long leasehold basis at a peppercorn ground rent.

ACCOMMODATION

Description	sq ft	sq m
Unit 2	1,450	134.71
Unit 3	360	33.45
Britannia flat	1,292	120.03
Total	3,102	288.19

TENANCY INFORMATION

Unit 2 is let to The Brit (Bar and Bites) for five years from July 2026, with a tenant-only break at the end of year three, at £14,400 per annum. Unit 3 is let to ALH House of Wellbeing for 18 months from August 2026 at £6,000 per annum. The combined commercial income is £20,400 per annum. Both commercial leases are held in individual names, with rent deposits held for each tenancy.

Britannia Flat is let at £775 per calendar month (£9,300 per annum), bringing the total rental income to £29,700 per annum.

A full tenancy schedule is available to qualified purchasers upon request.

PROPOSAL

We are instructed to seek offers over £295,000 (Two Hundred and Ninety-Five Thousand Pounds), subject to contract, for the freehold interest subject to the existing occupational interests.

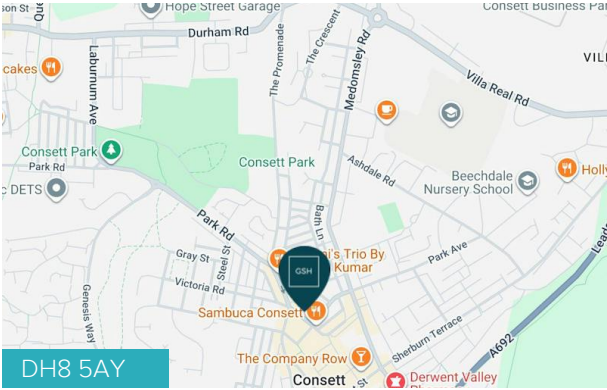
A purchase at £295,000 reflects a gross initial yield of 10.07%.

ENERGY PERFORMANCE

Unit 2 — B (48)

Unit 3 — C (70)

Britannia Flat — D (67)



VIEWING & FURTHER INFORMATION

GSH
Graham S Hall
CHARTERED SURVEYORS

0191 731 8660

www.grahamshall.com

DARYL CARR

0191 731 8660

daryl@grahamshall.com

