GSH Graham S Hall
CHARTERED SURVEYORS

0191 731 8660



Unit 3, 6 Church Street, Consett, DH8 5QA

Prominent Town Centre Retail Premises

SUMMARY

Tenure	To Let
Size	500 sq ft / 46.45 sq m
Rent	£10,000 per annum
Service Charge	Upon Enquiry
Rates Payable	£2,592 per annum or £0 per annum with SBRR
Rateable Value	£6,000
EPC Rating	B (38)
VAT	Not applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Prominent town centre position between Cash Converters and Co-op Funeralcare
- Extensive glazed frontage incorporating additional return display windows
- Predominantly open-plan accommodation with ancillary preparation area and WC facilities
- Suitable for a variety of retail and other commercial uses, subject to consent
- 100% Small Business Rate Relief available to eligible occupiers
- New lease available immediately

LOCATION

The property occupies a prominent position on Church Street in Consett town centre, situated between Cash Converters and Co-op Funeralcare. Other nearby occupiers include Dawson & Sanderson and Domino's Pizza, together with a range of national and independent retailers and service providers.

Consett benefits from good road connections, with the A692 providing access towards Newcastle upon Tyne and the A691 connecting the town with Durham.

WHAT3WORDS

///opens.safely.harder

DESCRIPTION

The property comprises a ground floor retail unit occupying a prominent position on Church Street in the heart of Consett town centre.

The accommodation is predominantly open-plan, providing a versatile trading area with an ancillary preparation area situated behind an internal partition, together with WC facilities to the rear. Previously occupied as a café, the premises could accommodate a variety of retail, food and beverage or other commercial uses, subject to necessary consents.

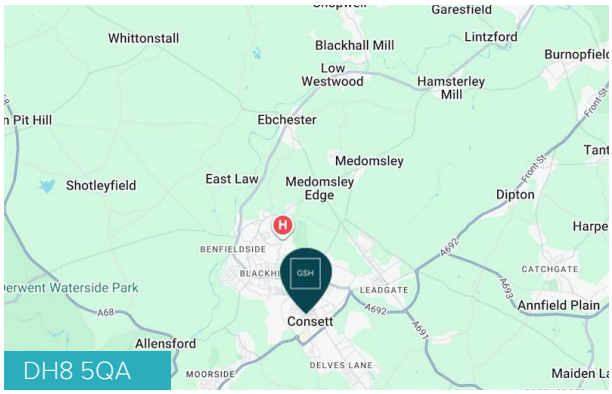
A particular feature is the extensive glazed frontage, which extends across the main shopfront and incorporates additional return display windows into the adjoining recessed entrance. This provides excellent opportunities for window displays, signage and visibility to passing pedestrians.

LEASE TERMS

The premises are available by way of a new effective full repairing and insuring (EFRI) lease, for a term of years to be agreed between the parties.

APPLICATION & REFERENCING

Where referencing is undertaken by the Agent, an application and referencing fee may be payable by the applicant. Further information is available from the Agent.









VIEWING & FURTHER INFORMATION

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RICS

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Anti-Money Laundering Regulations - accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser/tenant.

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