



69 Middle Street, Consett, DH8 5QG

Prominent Town Centre Retail / Commercial Premises

SUMMARY

Tenure	To Let / For Sale
Size	2,024 sq ft / 188.04 sq m
Rent	£18,000 per annum
Price	Offers in excess of £200,000
Rates Payable	£4,297.50 per annum Or £0 per annum with SBRR
Rateable Value	£11,250
EPC Rating	Upon enquiry
VAT	Not applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Only a 1-2 minute walk from Consett's principal public car parks and bus station
- Situated amongst established occupiers including Greggs, Domino's Pizza, Superdrug, Specsavers and Co-op Funeralcare
- Ground floor retail (1,012 sq ft) with extensive first floor ancillary accommodation
- Dedicated rear loading, servicing or parking
- Suitable for a wide variety of retail, service, professional and other commercial uses (subject to consents)
- Potential for 100% Small Business Rates Relief (subject to eligibility)

LOCATION

Consett serves a substantial catchment across North West Durham and benefits from excellent road links to Durham, Newcastle, Gateshead and the wider region.

The property occupies a prominent position on the non-pedestrianised section of Middle Street, immediately adjoining Consett's principal pedestrianised retail area. This location combines excellent prominence and passing traffic with the benefit of convenient rear servicing and loading access.

Nearby occupiers include Greggs, Domino's Pizza, Superdrug, Specsavers, Co-op Funeralcare, together with a wide range of established national and independent retailers.

WHAT3WORDS

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DESCRIPTION

The property comprises a substantial retail premises arranged over ground and first floors.

The ground floor provides an open plan retail sales area with an attractive glazed frontage onto Middle Street, whilst the first floor offers extensive ancillary accommodation including storage, staff facilities, kitchenette and WC accommodation.

To the rear, the property benefits from loading and servicing access directly from Albert Road together with space suitable for deliveries and potential staff parking, subject to individual operational requirements.

Formerly occupied by Barnardo's, the premises would readily suit a variety of retail, showroom, office and other commercial uses, subject to any necessary consents.

ACCOMMODATION

Floor/Unit	sq ft	sq m
Ground	1,012	94.02
1st	1,012	94.02
Total	2,024	188.04

TERMS

The property is available to let on a new lease for a term of years to be agreed between the parties at a rent of £18,000 per annum exclusive.

Alternatively, we are instructed to invite offers in excess of £200,000 for the benefit of our client's freehold interest.

BUSINESS RATES

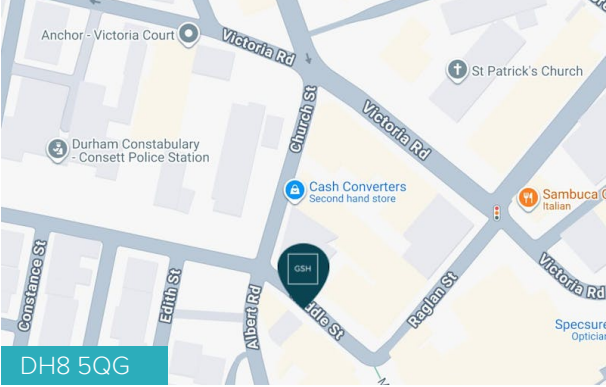
Rateable Value: £11,250 (effective 1 April 2026).

Qualifying occupiers may benefit from 100% Small Business Rates Relief, resulting in no business rates being payable.

Otherwise, the estimated liability for a qualifying retail, hospitality, or leisure use is £4,297.50 per annum. Interested parties should satisfy themselves as to the exact rates payable by contacting Durham County Council.

EPC

Awaiting Energy Performance Certificate.



VIEWING & FURTHER INFORMATION



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