



2-3 Britannia Shops, Victoria Road, Consett, DH8 5AY

Restaurant & Retail Opportunity - Available Separately or Combined

SUMMARY

Tenure	To Let / For Sale
Size	360 to 1,810 sq ft / 33.45 to 168.15 sq m
Rent	£6,500 - £23,000 per annum
Price	Price on application
Service Charge	To be confirmed
EPC Rating	Property graded as B-C
VAT	Not applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Established restaurant premises with modern ground floor dining/bar with extensive lower ground prep kitchen and storage
- Fixtures and fittings included, subject to agreed lease terms
- Separate newly refurbished, self contained retail / office unit
- Prominent town centre position with strong passing traffic
- Small Business Rates Relief available (subject to eligibility)
- Sale of the whole may be considered on a new long leasehold basis

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

The available units form part of an established mixed-use terrace and are available either individually or combined.

No. 2 comprises a partially fitted restaurant arranged over ground and lower ground floor. The ground floor provides a modern glazed frontage leading into a dining area and bar of 714 sq ft, with fitted servery, feature lighting and customer WC facilities. Tables and chairs can be included if required, and the dining area benefits from a c.12-month-old air conditioning system.

To the rear of the ground floor is a commercial kitchen of 147 sq ft, fitted with stainless steel extraction canopy, gas range and preparation areas. The lower ground floor provides a substantial secondary kitchen, prep and storage area of 590 sq ft, including stainless steel worktops, wash-up facilities and a walk-in refrigerator, offering excellent capacity for higher-volume operation.

No. 3 is a self-contained, newly refurbished retail / office unit with independent access and accessible WC. The unit has been redecorated and fitted with suspended ceilings incorporating inset lighting and grey carpet flooring.

The units were previously interconnected to create a larger restaurant and could be combined again if required.

ACCOMMODATION

Description	sq ft	sq m	Rent	Monthly Rent
No. 2 (Restaurant)	1,450	134.71	£16,500 /annum	£1,375
No. 3	360	33.45	£6,500 /annum	£541.67
Total	1,810	168.16		

TERMS

The properties are available by way of new effectively full repairing and insuring leases for terms to be agreed at the rents stated above.

Alternatively, our client may consider a sale of the two units together on a long leasehold basis. Further details are available upon application.

BUSINESS RATES

No. 2 – Rateable Value £6,500 (effective 1 April 2026)

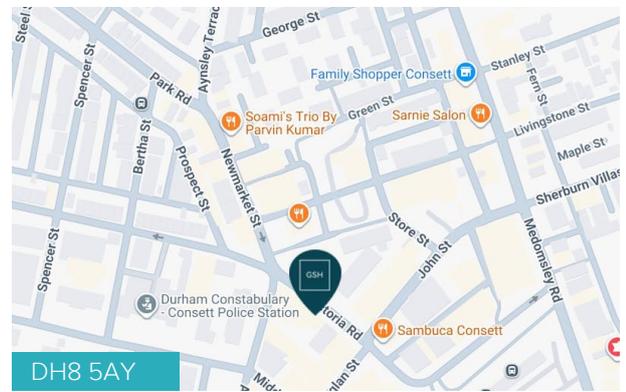
No. 3 – Rateable Value £4,050 (effective 1 April 2026)

Taken individually, both fall below the current Small Business Rates Relief threshold and may qualify for relief, subject to eligibility. If combined, the assessment will require review. Interested parties should confirm actual liability with the Local Authority.

EPC

No. 2 – EPC Rating B (48)

No. 3 – EPC Rating C (70)



VIEWING & FURTHER INFORMATION

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