



## 36 Front Street, Stanley, DH9 0HX

Two-Storey Town Centre Commercial Property

### SUMMARY

Tenure	To Let / For Sale
Size	1,627 sq ft / 151.15 sq m
Rent	£10,000 per annum
Price	£100,000
Rates Payable	£4,144.70 per annum Or £0 with SBRR
Rateable Value	£10,850
EPC Rating	Upon enquiry
VAT	Not applicable
Legal fees	Each party to bear their own costs

### KEY POINTS

- Busy town centre location
- Approximately 10 miles south-west of Newcastle & 9 miles north-west of Durham
- Surrounding occupiers include Greggs, Boots, Specsavers and Betfred
- Private car parking / loading to rear
- Potential Small Business Rate Relief (subject to eligibility)
- Freehold or new lease available

## LOCATION

The property occupies a prominent position on Front Street, Stanley's principal retailing thoroughfare, within the heart of the town centre. Front Street comprises Stanley's primary commercial pitch and benefits from a strong mix of national, regional and independent occupiers including Greggs, Boots, Specsavers and Betfred.

Stanley is located approximately 9 miles north-west of Durham and 10 miles south-west of Newcastle upon Tyne, with excellent connectivity via the A693 providing direct access to the A1(M), Chester-le-Street, Consett and the wider North East region. The property also lies within short walking distance of Stanley Bus Station, providing regular public transport links throughout County Durham and Tyne & Wear.

## DESCRIPTION

The subject property comprises a two storey, rectangular shaped, mid-terrace commercial property with an aluminium plate glass frontage, behind an electric steel roller shutter, all under a pitched slate tile roof.

The accommodation comprises an open plan ground floor together with an open plan first floor incorporating WC facilities.

Externally there is a private loading area and car parking to the rear.

## ACCOMMODATION

Description	sq ft	sq m
Retail	1,002	93.09
Ancillary Storage	625	58.06
<b>Total</b>	<b>1,627</b>	<b>151.15</b>

## TERMS

The property is available freehold with vacant possession at an asking price of £100,000.

The property is also available by way of a new lease for a term of years to be agreed at a rent of £10,000 per annum exclusive.

## BUSINESS RATES

We understand that the property is currently assessed for Business Rates under two separate assessments as follows:

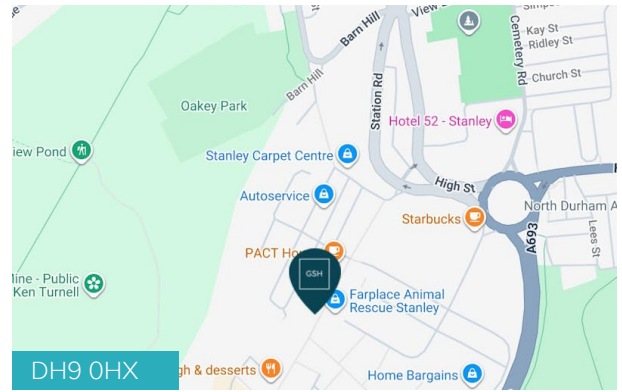
Ground Floor – Rateable Value £9,100

First Floor – Rateable Value £1,750

The property is being marketed as a whole and, if occupied by a single tenant, the Local Authority may reassess the property into one combined assessment.

Based upon the current Rateable Values, qualifying occupiers may benefit from Small Business Rate Relief, which could significantly reduce the amount of Business Rates payable.

Interested parties are advised to make their own enquiries with Durham County Council regarding Business Rates liability and eligibility for any reliefs.



## VIEWING & FURTHER INFORMATION

GSH  
Graham S Hall  
CHARTERED SURVEYORS  
**0191 731 8660**

www.grahamshall.com



**DARYL CARR**

0191 731 8660

daryl@grahamshall.com