



13-15 Middle Street, Consett, DH8 5QP

Substantial Double-Fronted Town Centre Retail Premises

SUMMARY

Tenure	To Let / For Sale
Size	4,306 sq ft / 400.04 sq m
Rent	£28,000 per annum
Price	£250,000
Rates Payable	£10,320 per annum
Rateable Value	£24,000
EPC Rating	Upon enquiry
VAT	Applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Prominent position within Consett's principal pedestrianised retail area
- Situated amongst established occupiers including Heron Foods, Greggs, Ladbroke's, The Post Office, Argos and Home Bargains
- Only a 1–2 minute walk from Consett's principal public car parks and bus station
- Ground and first floor accommodation of approximately 2,153 sq ft each
- Suitable for a wide variety of retail, leisure, service and other commercial uses (subject to consents)

LOCATION

The property occupies a prominent position on Middle Street, within the heart of Consett's principal pedestrianised retail area.

Middle Street forms the town's main retail thoroughfare and accommodates a mix of national, regional and independent occupiers. The property is also conveniently positioned for Consett's principal public car parks and bus station, with rear access providing additional servicing convenience.

WHAT3WORDS

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DESCRIPTION

The property comprises substantial, double-fronted retail premises providing approximately 4,306 sq ft of accommodation arranged over the ground and first floors.

The ground floor provides predominantly open-plan retail accommodation with an extensive glazed frontage to Middle Street, together with ancillary accommodation and access to the rear. The first floor provides extensive additional accommodation suitable for storage, staff facilities, or other ancillary uses.

The premises benefit from an existing suspended ceiling and LED lighting and are considered suitable for a wide variety of retail, leisure, service, and other commercial uses, subject to any necessary statutory consents.

The property will be offered with vacant possession, with the current occupier in the process of removing its fixtures, fittings, and other business-specific items.

ACCOMMODATION

Name	sq ft	sq m
Ground	2,153	200.02
1st	2,153	200.02
Total	4,306	400.04

TERMS

The property is available to let on a new lease for a term of years to be agreed at a rent of £28,000 per annum exclusive.

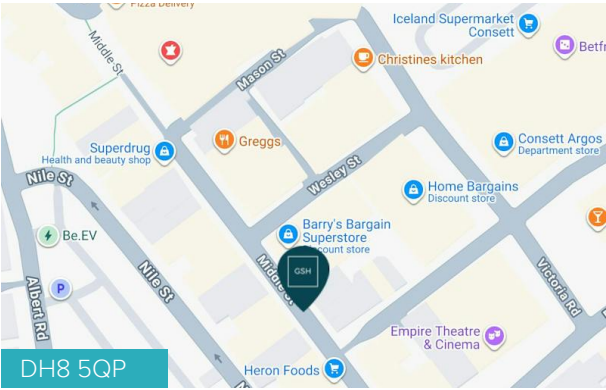
Alternatively, the freehold is available for sale with vacant possession at a price of £250,000.

BUSINESS RATES

Based upon the 2026/27 small business Retail, Hospitality and Leisure multiplier of 38.2p, the estimated rates payable for a qualifying retail use are approximately£10,320 per annum. The actual liability will depend upon the occupier, use and any applicable other adjustments. Interested parties should verify the position with the Local Authority.

EPC

Awaiting EPC



VIEWING & FURTHER INFORMATION

GSH

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