



38 Durham Road, Blackhill, Consett, DH8 8RX

Prominent Retail Unit in Parade Anchored by Tesco Express

SUMMARY

Tenure	To Let
Size	1,000 sq ft / 92.90 sq m
Rent	£13,500 per annum
Service Charge	Upon Enquiry
Rates Payable	£5,613.75 per annum Or £0 with SBRR
Rateable Value	£11,250
EPC Rating	B (38)
VAT	Applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Prominent position on busy arterial route (A691) with high passing traffic
- Situated within an established local retailing location serving a strong residential catchment
- Bright open plan retail unit with large glazed frontage and generous ceiling height
- Modern construction providing a warmer, more efficient retail environment
- Suitable for a variety of retail, service or office uses (subject to consents)
- Small Business Rates Relief available (subject to eligibility)

LOCATION

The property occupies a prominent position on the south side of Durham Road (A691), Blackhill, a busy arterial route linking Consett and Durham, benefiting from high volumes of passing traffic, strong roadside visibility, and a main bus route location.

The unit forms part of an established retail parade, positioned between Derwent Street and Church Road, within a well-supported local retailing location. Nearby occupiers include Tesco Express, Londis, and other independent operators serving the surrounding residential catchment.

Blackhill lies approximately 1 mile from Consett town centre, with further connectivity to Durham (c. 13 miles) and Newcastle upon Tyne (c. 15 miles).

DESCRIPTION

The premises comprise a ground floor retail unit within a modern mixed-use development. Previously occupied by a charity retailer, the unit is fitted out to a good standard and provides predominantly open plan accommodation.

The property benefits from generous floor to ceiling height and a large glazed frontage, creating a bright and welcoming retail environment with strong natural light.

The specification includes a suspended ceiling with integrated lighting, perimeter slatwall display systems, together with rear storage, kitchenette and WC facilities.

Overall, the unit provides a well-presented and efficient retail space suitable for a variety of occupiers.

ACCOMMODATION

Floor/Unit	sq ft	sq m	Rent	Monthly Rent
Ground	1,000	92.90	£13,500 /annum	£1,125

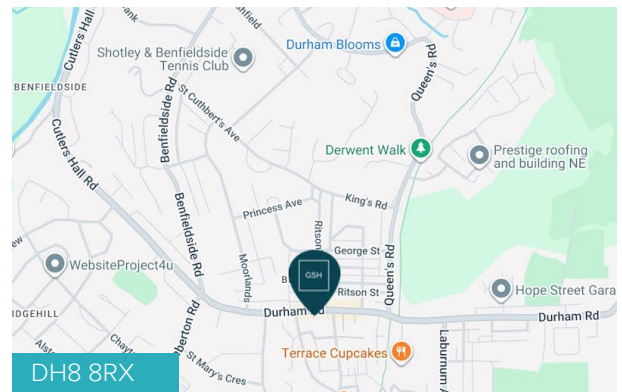
TERMS

The property is available by way of a new EFRI lease for a term of years to be agreed, at a rent of £13,500 pax.

BUSINESS RATES

The property has a Rateable Value of £11,250 effective 1st April 2026.

The estimated rates payable are £5,614 per annum, although eligible occupiers may benefit from Small Business Rates Relief, meaning no business rates may be payable. Interested parties should confirm the exact rates payable with the Local Authority.



VIEWING & FURTHER INFORMATION

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