



32 MIDDLE STREET, CONSETT, COUNTY DURHAM, DH8 5QJ

- **Ground floor retail unit to let**
- **Prominent town centre location**
- **Immediate occupation**
- **Rent £12,500 per annum**
- **Rateable value £9,700**

To Let

LOCATION

Consett is a popular market town located approximately 12 miles south-west of Newcastle upon Tyne and 11 miles north-west of Durham.

The town has seen a significant amount of residential and commercial development over recent years. Outline planning consent has been granted for the construction of a new hospital and other commercial and residential developments.

Middle Street is a popular pedestrianised street in Consett. Nearby occupiers include Greggs, Heron foods, Cooplands, Specsavers, Dominoes, Card Factory, Mydentist, Subway and Savers.

Tel: 0191 2610300

www.youngsrps.com

youngsRPS 
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

The property comprises the ground floor and basement within a four-storey building of brick construction under a pitched and slated roof.

Internally the property benefits from carpeted flooring to the front and a laminate and concrete flooring to the rear.

The property has a suspended ceiling with integral lighting and a w.c. to the rear together with useful basement storage.

Externally the property benefits from a private rear yard accessed by a double gate which can be used for off street parking

ACCOMMODATION

We have measured the property as providing the following net internal floor areas:

Front sales area	28.80 sq m	(310 sq ft)
Room 1	9.40 sq m	(101 sq ft)
Rear store	22.84 sq m	(246 sq ft)
Total	61.04 sq m	(657 sq ft)

TENURE

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£12,500 per annum exclusive of business rates and payable quarterly in advance. The property is not registered for VAT and therefore VAT will not be payable on the rent.

LEGAL COSTS

Each party to bear their own legal costs.

RATEABLE VALUE

We understand the property is entered in the 2023 Rating List as follows:

Description:	Shop & premises
Rateable Value:	£9,700

Interested parties should make enquiries direct with the Local Authority to establish the actual rates payable.

USE

The property would be suitable for a variety of retail uses.

LOCAL AUTHORITY

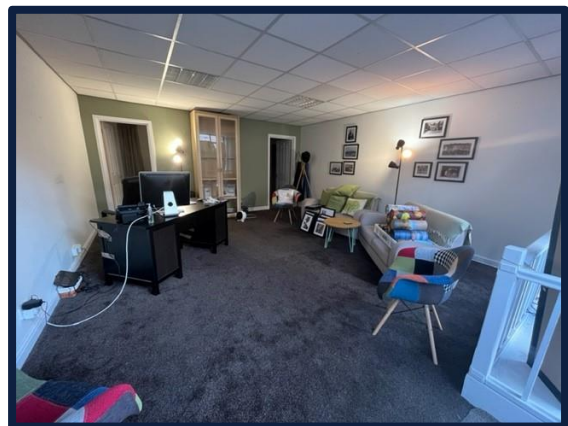
Durham County Council, County Hall, Durham.

Tel: 03000 260000

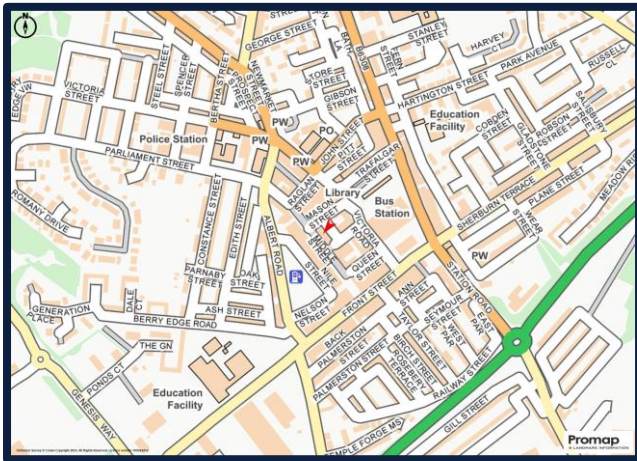
All figures quoted above are exclusive of VAT where chargeable.



Front sales area



Front sales area



Street map

VIEWING

Strictly by appointment with sole agents, YoungsRPS.

Contact Stephanie Dixon at the Newcastle office on 0191 261 3033.

ENERGY PERFORMANCE CERTIFICATE

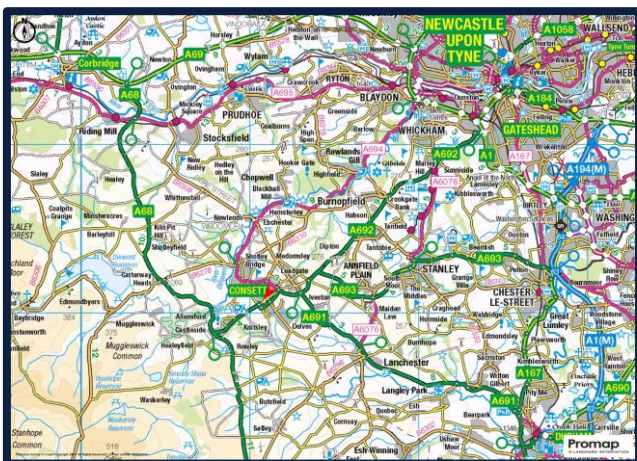
The property has an Energy Performance rating of D-90.

A copy of the EPC and recommendation report is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk

Particulars prepared March 2023



Location map

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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