

## TO LET/FOR SALE PRIME RETAIL UNIT

### 47-49 MIDDLE STREET CONSETT DH8 5QP

#### LOCATION

Consett is a popular market town situated 16 miles south west of Newcastle and 14 miles north west of Durham City Centre. It has a resident population of 20,000 and a District catchment of over 85,000

#### DESCRIPTION

The property comprises a 2 storey property providing sales at ground floor and ancillary staff and stores at first. Part of the first floor could be re-used for sales accommodation, if required.

Situated on the prime pedestrianised section of Middle Street and immediately opposite the shopping centre/ bus station entrance, other retailers in the close vicinity include Specsavers, Clintons, Superdrug, Greggs, Thomson Travel, Franks, Boyes and Select.

The property has a direct access to the main town centre 150 space car park via an alleyway to the side of the premises. Loading is available via the service lane to the rear.

#### ACCOMMODATION

The unit has the following approximate dimensions and areas:-

Gross Frontage	30'0"	9.15m
Net Frontage	27'2"	8.28m
Net Internal Width (front)	28'0"	8.54m
Net Internal Width (rear)	27'8"	8.44m
Shop Depth	61'8"	18.80m
GF Sales	1,672 sq.ft.	155.33m <sup>2</sup>
Rear Stock	37 sq.ft.	3.43m <sup>2</sup>
FF Ancillary	791 sq.ft.	73.49m <sup>2</sup>

#### LEASE

The property is available for a term of years to be agreed on an effective full repairing and insuring basis at a rent of **£15,000 per annum exclusive**.



Alternatively....

#### LONG LEASEHOLD

The property is held on a long lease expiring 25<sup>th</sup> December 2125. Rent payable is assessed at 12.12% of the passing rent subject to a minimum of £2,000 pa and revised 5 yearly. The present rent is £4,605.60 pa.

Offers for the long leasehold are invited over **£100,000**

#### RATES

We understand the property is assessed as follows:-

<b>Rateable Value</b>	£17,000
<b>Approx. Rates Payable</b>	£13,526

#### ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D(86). A copy of the EPC is available on request.

#### LEGAL COSTS & VAT

Each party to be responsible for their own legal costs incurred in the transaction. All prices and rents quoted are exclusive of, but may be subject to, VAT.

#### VIEWING

By appointment with the joint agents:-

#### Brackenridge Hanson Tate – tel: 0113 244 9020

Att: Robin Hanson  
Email: [robin@bht.uk.com](mailto:robin@bht.uk.com)

or

#### @Retail – tel: 0191 280 4238

Att: Bob Fletcher  
Email: [bob@atretail.co.uk](mailto:bob@atretail.co.uk)

SUBJECT TO CONTRACT  
June 2017