

# FREEHOLD TOWN CENTRE BUILDING FOR SALE / TO LET

42 Middle Street, Consett DH8 5QL



## LOCATION

Consett is a market town situated 13 miles north-west of Durham and 14 miles south-west of Newcastle upon Tyne, at the junction of the A691/A692, both of which provide the link to the national motorway network at the A1(M).

## SITUATION

This corner property is located on the north-east side of Middle Street, at its junction with Mason Street and adjacent to the Derwent Shopping Centre.

Occupiers close by include Greggs, Clintons, Superdrug, TUI, Card Factory, Domino's, The Co-operative Bank, The Salvation Army, Barnardo's and Halifax, amongst others.

## DESCRIPTION:

The property is arranged on ground and two upper floors to provide a former ground floor banking hall with ancillary accommodation on the first and second floors.

The property benefits from a return frontage onto Mason Street, which provides access to the side and rear.

## TENURE

Freehold

## TENANCIES

Offered with vacant possession

## ACCOMMODATION

The unit extends to the following approximate floor areas:

Ground Floor:	1,077.5 sq ft / 100.1 sq m
First Floor:	583.4 sq ft / 54.2 sq m
Second Floor:	603.9 sq ft / 56.1 sq m
<b>TOTAL NIA:</b>	<b>2,264.7 sq ft (210.4 sq m)</b>

## RATES

Rateable Value	£11,500
UBR	49.1p
Rates Payable	£5,647

Interested parties should verify these figures with the Local Authority.

## PLANNING:

The unit currently benefits from A2 planning use.

## ENERGY PERFORMANCE CERTIFICATE

'E - 110'.

## VAT

The property is not elected for VAT

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## PROPOSAL

We are instructed to seek unconditional offers in excess of **£150,000**, subject to contract, for the Freehold interest of the above property, excluding standard purchaser's costs.

The premises are also available by way of a new lease for a rent and term to be agreed.

## VIEWING AND FURTHER INFORMATION

All viewings are to be made by appointment through Sole Agents GL Hearn.

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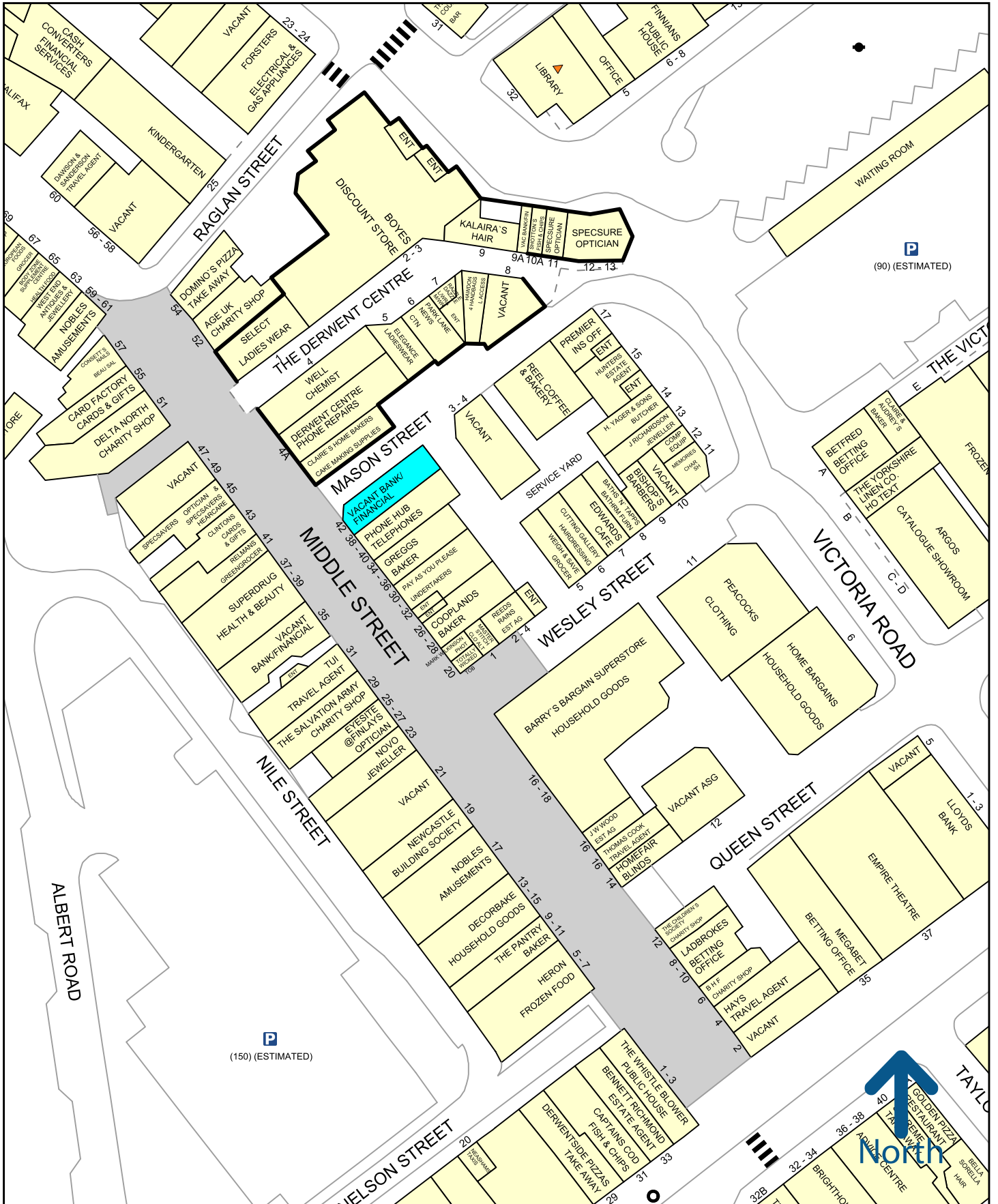
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### Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
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