

TO LET (MAY SELL) PRIME SHOP



43 MIDDLE STREET, CONSETT, DH8 5QP

LOCATION

Consett is a popular and busy market town located approximately 12 miles south west of Newcastle upon Tyne, 11 miles northwest of Durham and approximately 8 miles west of the A1(M) motorway.

The property lies in the heart of the town centre on Middle Street, Consett's prime retailing thoroughfare and provides an attractive location where a number of major retailers are located.

SITUATION

The property is situated on the prime pedestrianised section of Middle Street and immediately opposite the Shopping Centre/Bus Station entrance. Other retailers in the immediate vicinity include Specsavers, Superdrug, Greggs and Card Factory.

The property has a direct access to the main town centre 150 space car park via an alleyway to the side of the premises.

DESCRIPTION

The property comprises a two storey property providing sales at ground floor and ancillary staff and stores at first floor.

Loading is available via the service lane to the rear.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	7.43m	24'10"
Net Frontage	6.50m	21'4"
Internal Width	6.55m	21'6"
Shop Depth	17.70m	58'1"
GF Sales	108.41 sq.m	1,167 sq.ft
FF Staff/Stores	40.88 sq.m	440 sq.ft

LEASE TERMS

The premises are available on a new full repairing and insuring lease for a term of years to be agreed and incorporating 5 yearly upward only rent reviews.

RENTAL

Offers are invited in the region of **£16,500 per annum exclusive**.

Alternatively, the property may be available on a freehold basis at offers in the region of **£175,000**.

Tel: 0113 244 9020 / www.bht.uk.com

RATES

We understand the property is assessed as follows:-

Rateable Value £13,250
Rates Payable £ 6,500 (approx.)

We understand that no rates will be payable until April 2021 payable, but interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D(88). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

Via the joint agents:-

Brackenridge Hanson Tate

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Subject to Contract
Feb 2020

Microrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.