



Ground Floor Retail Unit To Let

32 FRONT STREET, STANLEY, CO. DURHAM, DH9 0HX

- Ground Floor Retail Area Extending 62.71 sq m (675 sq ft)
- Total Ground Floor Area 87.42 sq m (941 sq ft)
- Prominent Town Centre Location
- Surrounding Occupiers Include: Boots, The Original Factory Shop, Lloyds Bank and Greggs
- No Business Rates (Subject to Eligibility)
- New Lease Available at a Rental of only £7,500 per annum

SITUATION

The property is located on Front Street at the heart of Stanley's Town Centre, just a one minute walk from the recently constructed bus concourse.

Surrounding occupiers include Boots, The Original Factory Shop, Greggs, Santander and Lloyds Bank.

DESCRIPTION

The subject property comprises a rectangular shaped, mid-terrace retail unit with a brushed aluminium plate glass frontage. Internally the property benefits from suspended ceilings throughout as well as kitchen and WC facilities to the rear.

ACCOMMODATION

Retail Sales – 62.71 sq m (675 sq ft)
Internal Storage – 24.71 sq m (266 sq ft)
WC Facilities

Total - 87.42 sq m (941 sq ft)

TERMS

The property is available by way of a new EFRI lease for a minimum term of 3 years at an annual rent of £7,500.

RATING ASSESSMENT

We understand that the premises has a rateable value of £8,700 effective from 1st April 2017. Under current government legislation, Small Business Rate Relief would result in no rates being payable (subject to eligibility).

It is recommended that any interested party confirm the accuracy of this information and the rates payable with the Local Authority. As a new occupier, rights of appeal may exist against the assessment.

ENERGY PERFORMANCE

The property has an energy performance rating of 122 within Band E.

LEGAL COSTS

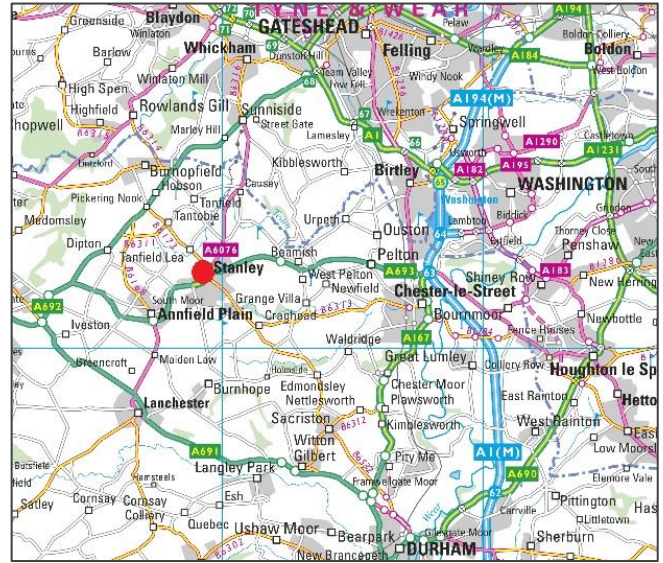
Each party to be responsible for their own costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

VIEWING

For general enquiries and viewing arrangements please contact sole agents Graham S Hall Chartered Surveyors on 0191 731 8660.

LOCATION MAP**AGENTS NOTE**

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

IMPORTANT NOTICE

Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that:

- 1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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