



Ground Floor Retail Unit To Let

45 HIGH STREET, WILLINGTON, CROOK, CO. DURHAM, DL15 0PF

- Ground Floor Retail Extending Approximately 56.30 sq m (606 sq ft)
- Prominent Position on a Busy Main Road
- Nearby Amenities Include: Co-op Food, Willington Library & Medical Centre
- Would Suit a Variety of Uses (Subject to Planning)
- No Business Rates (Subject to Eligibility)
- New EFRI Lease Available at an Annual Rent of £7.000

SITUATION

Willington is a former County Durham mining village located approximately 5 miles North of Bishop Auckland and 7 miles South-West of Durham City.

The subject property is situated on High Street which is the main retail pitch within the village and home to a number of local and national operators.

DESCRIPTION

The subject property is a ground floor retail unit within a single storey commercial building of masonry construction. The remainder of the block is currently leased to QVS Window Systems and is used as a showroom.

ACCOMMODATION

Ground Floor Retail - 56.30 sq m (606 sq ft)

TERMS

The property is available by way of a new EFRI lease for a term of years to be agreed at an annual rental of £7,000.

RATING ASSESSMENT

We understand that the premises have a rateable value of £2,567 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

Awaiting EPC rating.

LEGAL COSTS

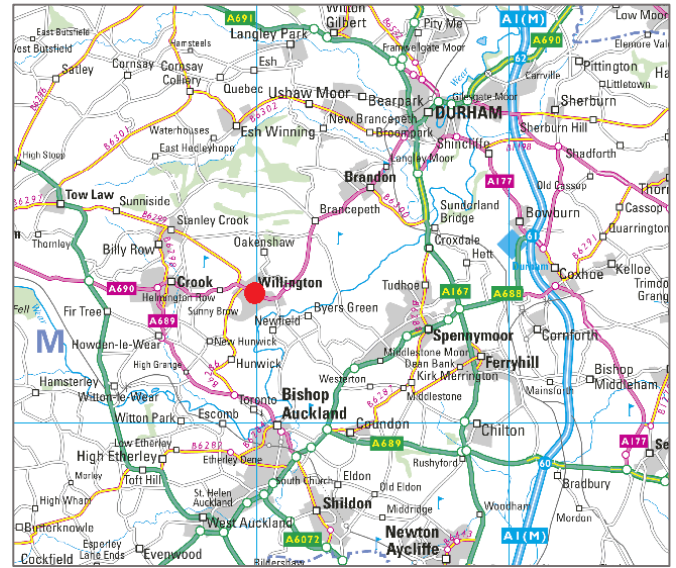
Each party to be responsible for their own costs incurred in this transaction.

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 Graham S Hall Chartered Surveyors on 0191 731 8660 or email info@grahamshall.com.

LOCATION MAP**AGENTS NOTES**

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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