

TO LET (MAY SELL)

43 MIDDLE STREET, CONSETT, DH8 5QP



- Prominently positioned in the heart of the pedestrianised section of Middle Street.
- Fitted out as a Traditional Tea Room with a Premises Licence.
- The unit has suitability for a variety of uses under Use Class E.
- Ground Floor Sales Area of 108 sq m (1,167 sq ft).
- Nearby occupiers include **Superdrug, Cooplunds, Card Factory, Specsavers, Well Pharmacy, Greggs, Domino's, Select and Nobles Amusements.**

LOCATION/SITUATION

Consett is a popular and busy market town located approximately 12 miles southwest of Newcastle upon Tyne and 11 miles northwest of Durham. The property lies in the heart of the town centre on Middle Street, Consett's prime retailing thoroughfare and provides an attractive location where several major retailers are located.

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

ACCOMMODATION

Arranged over ground floor and first floor only, with the following approximate dimensions and floor areas:

Shop Depth	17.70m	58'1"
Internal Width	6.55m	21'6"
Ground Floor Area	108.41 m ²	1,167 ft ²
First Floor Area	40.88 m ²	440 ft ²

The ground floor has been sub-divided to provide WC facilities at the rear. Loading is available via the service lane running along the rear of the premises.

LEASE TERMS

A new effective Full Repairing & Insuring lease for a term to be agreed is available at a rent of **£15,000 per annum** exclusive.

Alternatively, the property may be available on a freehold basis, offers are sought in the region of **£150,000**.

EPC

The property has an Energy Performance rating of **B 43**.

BUSINESS RATES

Rateable Value	£11,500
2022/2023 UBR	£0.499
Estimated Rates Payable	£5,740

Given the Rateable Value is below £12,000, the current rates relief for the property equates to 100% discount for most occupiers.

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS/VAT

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

VIEWING

For enquiries, viewing, and general information, please contact @retail

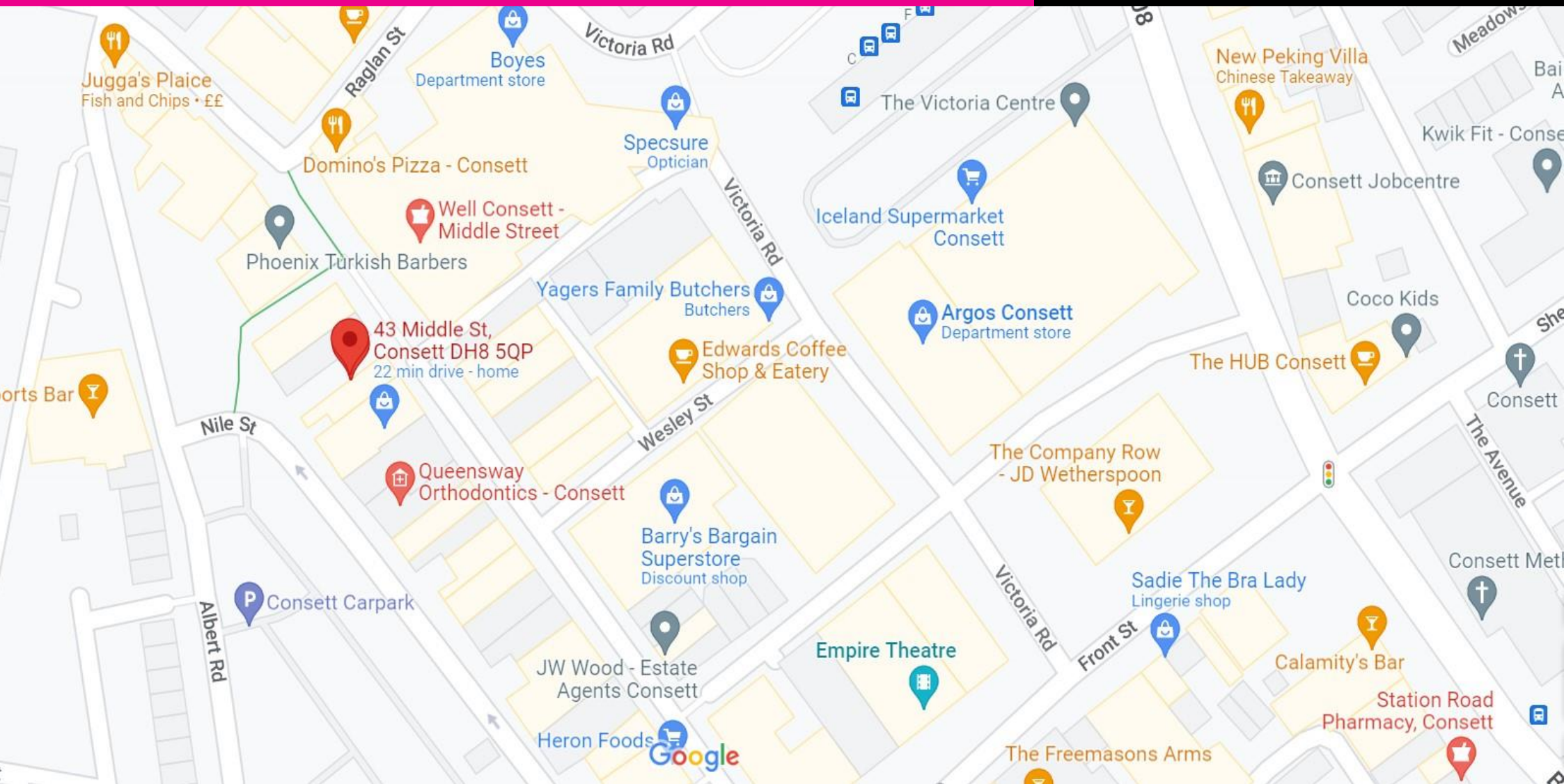
Jonathan Chapman

E: jonathan@atretail.co.uk

M: 07949 938210

Or our Joint Agents, Brackenridge Hanson Tate Surveyors, Tom Grimshaw **E:** tom@bht.uk.com

M: 07827 965146



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