

FOR SALE/TO LET. Crook, Unit 2, 7 South Street, DL15 8NE



- Central Location
- Main Town Centre car park immediately to the front
- Crook Town Market takes place directly opposite every Tuesday and Saturday
- Unit 2 provides Ground Floor Sales 1040 sq ft and first floor 322 sq ft
- Unit 1 under offer to Dominos Pizza
- Close to Lidl, Greggs, Heron, Boots, Franks the Flooring Store, together with a number of local retailers.

SITUATION

Crook is a market town, situated in County Durham, 9 miles from Durham City and 2 miles from Bishop Auckland. The town hosts a popular biweekly local market as well as home to occupiers including **Lidl, Greggs, Heron, Boots, Franks the Flooring Store**, together with a number of local retailers.

The unit is situated in a prominent central location on South Street, opposite the Market Place car park, providing circa 100 spaces.

ACCOMMODATION

Arranged over ground floor only with loading and parking provisions to the rear, following subdivision works the unit will provide the following areas:

Ground Floor NIA	96.62 M ²	1,040 ft ²
First Floor	29.40 M ²	322 ft ²

LEASE TERMS

A new Full Repairing & Insuring lease for a term to be agreed.

RENT / PRICE

Unit 2 is available on a new lease for a term of years to be agreed at a rent of £20,000pa. Alternatively Unit 2 is available on a virtual freehold basis at a price of £150,000.

EPC

The property is in the process of refurbishment and alteration. An EPC will be applied for on completion of the works involved.

BUSINESS RATES

The property has not, as yet, been assessed for rating purposes. Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS

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:

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M: 07515 831417

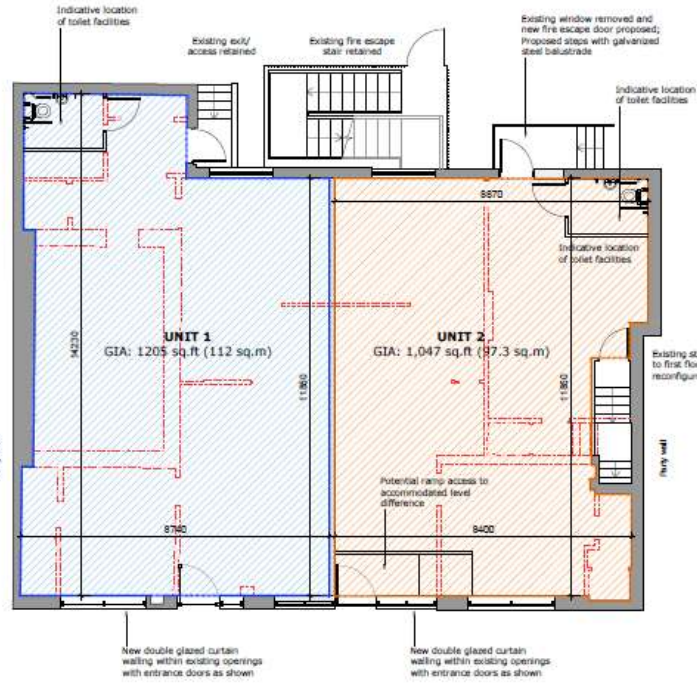
Or

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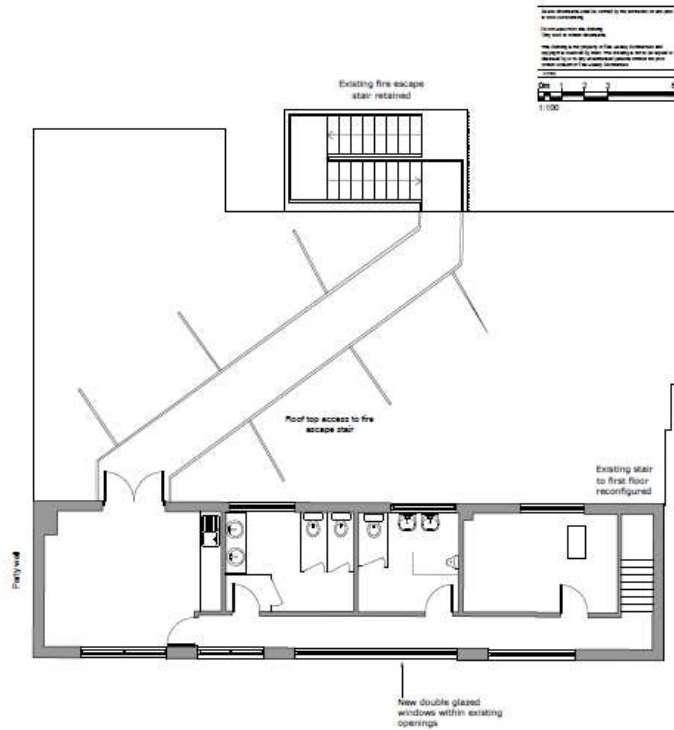
GROUND FLOOR PLAN

Existing walls removed subject to assessment & confirmation from Structural Engineer

NOTE:
Internal layouts including toilets are shown indicatively and subject to operator / tenant requirements

PROPOSED FLOOR PLANS

Scale 1:100



FIRST FLOOR PLAN

All work shall be done in accordance with the Building Act 2004 and the Building Regulations 2004.

The drawings are preliminary and subject to change without notice. The client is advised to seek professional advice before relying on these drawings.

Scale: 1:100

ellis healey
architecture

PRELIMINARY

PROJECT: PROPOSED COMMERCIAL DEVELOPMENT, 100/101 BRISTOL STREET, BRISTOL

DATE: 15/05/2018

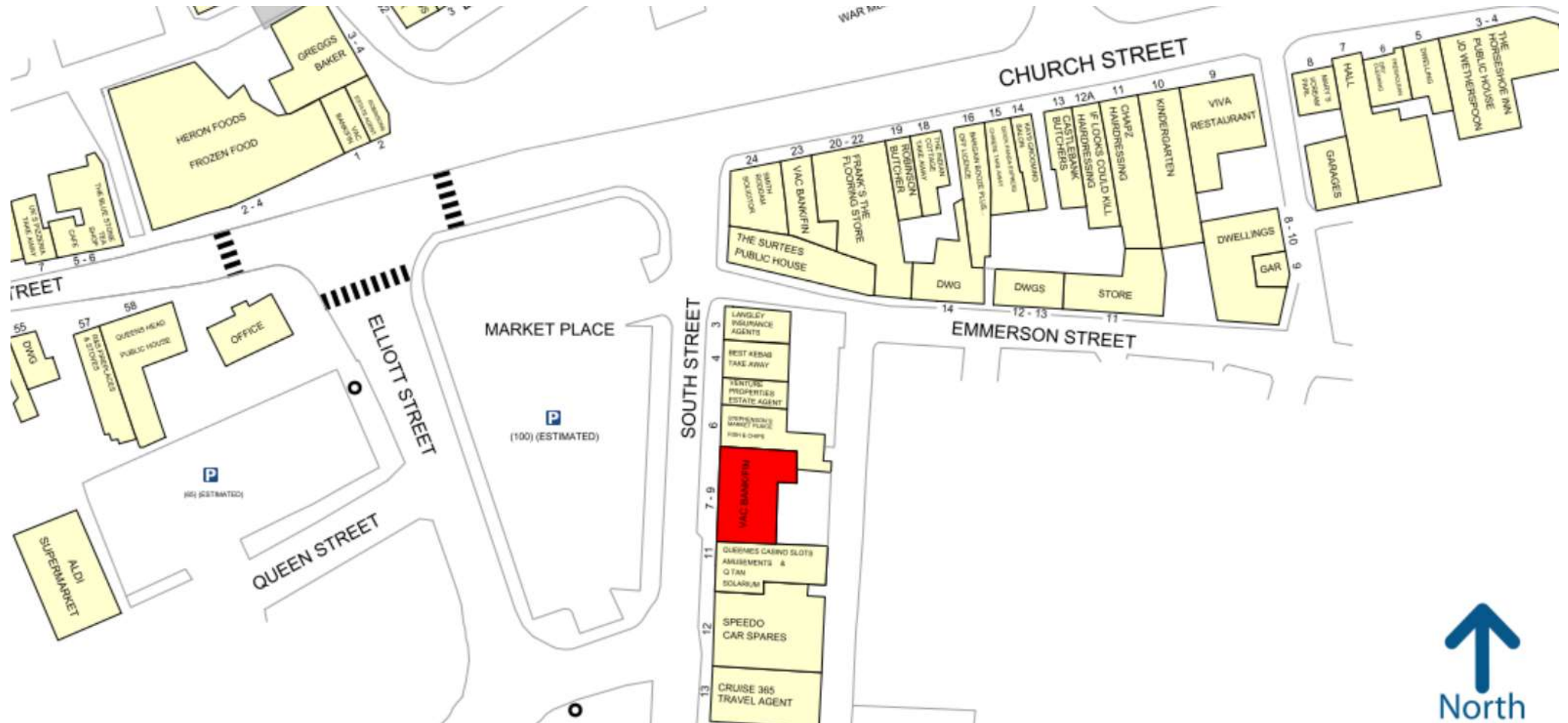
DESIGNER: COMMONWEALTH ARCHITECTURE

SCALE: 1:100

PROJECT NO: 18/001

DATE: 15/05/2018

BY: [Signature]



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