

TO LET

12 FRONT STREET, CONSETT, DH8 5AH



- Prominently positioned in the heart of the town centre on a busy thoroughfare and bus route.
- Ground Floor Area of 211 sq m (2,275 sq ft).
- The unit has suitability for a variety of uses under Use Class E.
- The unit benefits from having a small car park to the side.
- Nearby occupiers include **Subway, My Dentist, JD Wetherspoons, Lloyds Bank, Go As you Please, Reed Partnership and The Empire Theatre.**

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 Front Street, which benefits from high volumes of passing traffic and footfall due to the nearby Derwentside College and Hermiston Retail Park.

The property is a short walk to the main town centres 150 space car park, although there is a small on-site car park to the side of the building.

ACCOMMODATION

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

Shop Depth	13.05m	42'10"
Internal Width (max)	11.00m	36'1"
Ground Floor Area	211 m ²	2,275 ft ²
First Floor Area	43.48 m ²	468 ft ²
Second Floor Area	33.44m ²	360 ft ²

LEASE TERMS

A new effective Full Repairing & Insuring lease for a term to be agreed is available at a rent of **£23,750 per annum** exclusive.

EPC

Further details to follow, an EPC surveyor has been instructed to carry out an assessment.

BUSINESS RATES

Rateable Value	£15,750
2023/2024 UBR	£0.499
Estimated Rates Payable	£7,859

Please note there is a potential further reduction of 75% on the above figures in 2023/24. 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

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