

Retail Unit To Let

28 - 30 Front Street, Consett DH8 5AQ

Our Ref: NE2164



- Self - contained two storey space.
- NIA 2,000 sq.ft. (185 sq.m.) plus upper floor.
- Prominent main road location.
- Ample free car parking nearby.
- Suitable for a variety of uses.
- NEW LEASE at £16,000 per annum.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

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4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

This is an extensive terraced space of traditional construction with a pitched slate roof over. The property is located on Front Street close to its junction with Middle Street and in an accessible position within the town centre.

This area forms part of the main central business district comprising shops and hospitality venues all supported by ample free parking nearby.

Description

The property comprises a two-storey mid terraced property in a busy location in the middle of this former mining town.

The property is configured to provide a large open plan ground floor space and previously operated as a bar and nightclub. There is a former cellar at the rear with access from the rear lane.

Access to the upper floor is from within the main space and there are separate ladies and gents toilets installed plus an office / store.

Overall the property is in good order and would be suitable for a variety of uses, subject to any required consents.

Accommodation;

Reported on a Net Internal Area basis as follows:

Ground Floor

Retail / Leisure	circa 1,750 sq.ft. (160 sq.m.)
Store / Cellar	circa 300 sq.ft. (28 sq.m.)

First Floor

Gents Toilets
Ladies Toilets
Offices



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Services

Water and electricity are installed and there is air conditioning.

Rates:

The property is assessed as follows:

RV £7,500

Rates free incentives subject to status.

Tenure

A new FRI lease is available at a starting rent of £16,000 per annum. The ingoing tenant would be responsible for the legal costs.

EPC

Rating - B

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



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