



TO LET

Former Bingo Hall & Premises John Street Consett Co. Durham DH8 5LA

Specification

- Prominent location in Consett Town Centre
- Predominantly open plan accommodation
- Total Site Area 0.5 acres (0.202 hectares)
- Approximately 30 car parking spaces on site

Location

Consett is situated around 15 miles to the south west of Newcastle upon Tyne and 12 miles to the north west of Durham. The town has a resident population of around 30,000.

The property is situated in Consett town centre to the west of Medomsley Road (B6308) and to the north of John Street. The immediate surrounding area is in mixed uses but predominantly retail and residential. There is ample free parking in the immediate area.

The property is within easy walking distance of Middle Street, the towns main shopping street as well as the main bus station in the town.

Description

The property occupies an irregular shaped site, which is accessed from John Street. The southern part of the site comprises a car park for approximately 30 vehicles. The building is located at the northern part of the site. This comprises a two storey building of traditional construction with a flat roof.

The ground floor comprises an entrance lobby with kiosk and cloakroom off. There is a lounge area and foyer with male and female WC's off, an office, staff room and store. There is also a bar area with a store off. The main room measures approximately 33 m (108 ft) x 19 m (62 ft 6 in).

The first floor provides a lounge area with male and female WC's, offices, cloakroom and store off. There is also a staff room with separate male and female WC's. There is also a larger cloak room incorporating bar area and separate male and female WC's.

Accommodation

The Gross Internal Areas are as follows: -

Ground Floor	10,004 sq ft	(929.41 sq m)
First Floor	5,674 sq ft	(527.16 sq m)
Total	15,678 sq ft	(1,456.57 sq m)

The total site area is approximately 0.5 acres (0.202 hectares).

Rating Assessment

The current Rateable Value of the premises is £21,000.

Tenure

The majority of the site is held freehold. Part of the car park (shaded pink on the attached plan) is held on a 99 year lease from 04 April 1966 at a current rent of £800.00 per annum.

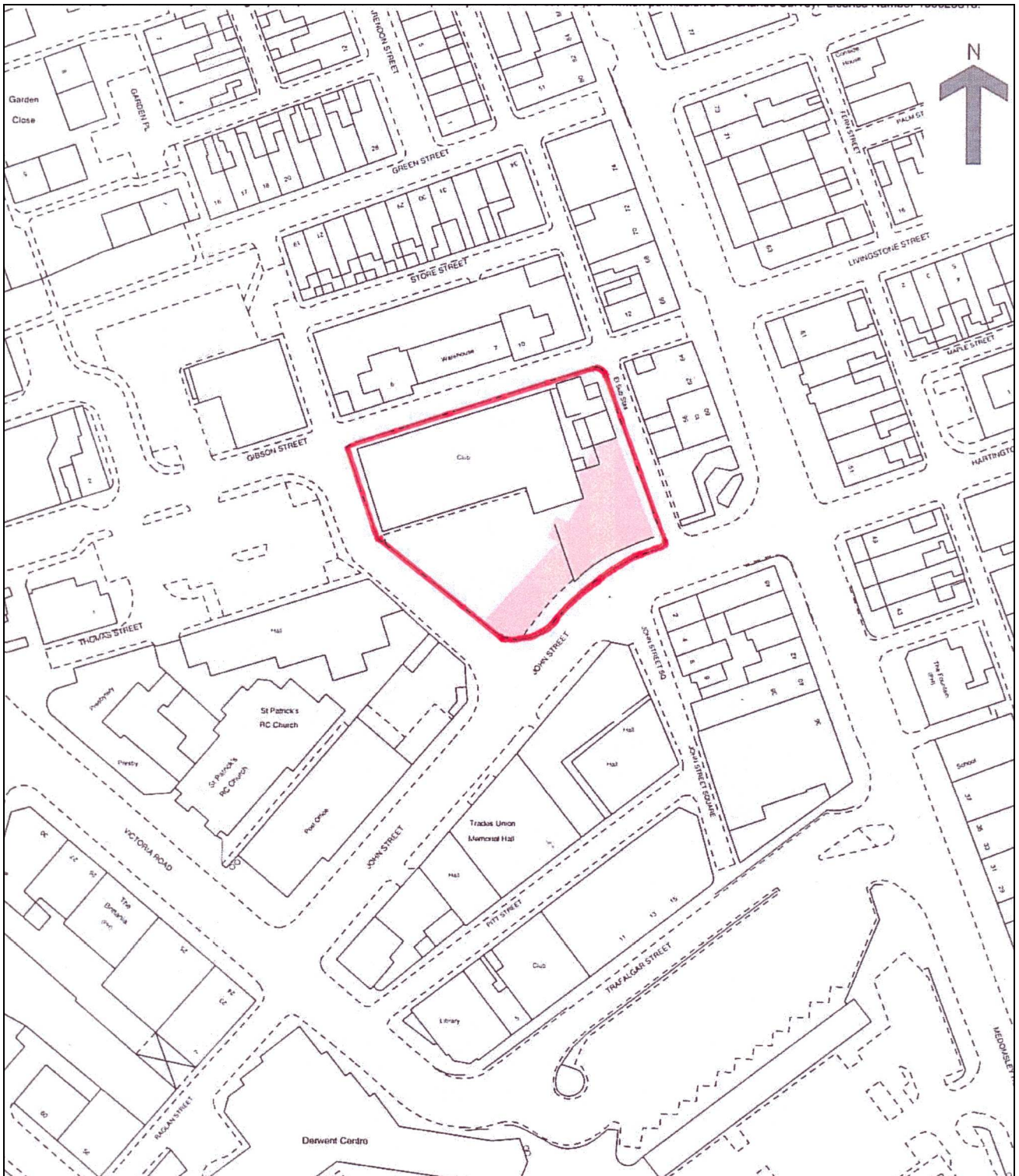
Terms

The property is available on a new FRI lease on terms to be agreed. The rent will be £50,000 per annum exclusive.

Viewing

By appointment through sole agents, Johnson Tucker LLP. Contact Andrew Tucker.

Subject to Contract



Conditions under which these particulars are issued

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