

TO LET/MAY SELL

High Street Retail

Former Post Office

Victoria Road

Consett

DH8 5AA

**johnson
tucker**

chartered surveyors & property consultants



- Former Post Office To Let – sale of the whole block considered.
- Town centre location
- Suitable for a variety of uses
- Ground floor NIA of 145.76 sq m (1,569 sq ft)
- Asking rent £15,690 per annum (exclusive)
- Freehold Price on application



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 at the corner of John Street and Victoria Road, which is parallel to Middle Street, the main retail thoroughfare in Consett. Nearby occupiers include The Old Court House Bar & Kitchen, Sambuca Restaurant and Consett Carpet Centre.

DESCRIPTION

The subject property comprised the town centre's former post office, offering clear clear ground floor retail space with ancillary storage. To the first floor there are a series of offices as well store rooms and male and female WCs. Externally there is a shared rear service yard with parking. The property could be suitable for a variety of uses subject to the relevant planning permissions.

ACCOMODATION

Ground floor net internal area:- 145.76 sq m (1,569 sq ft)

TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £15,690 per annum (exclusive). All other terms to be negotiated. Alternatively, the freehold interest of the whole property may be available to purchase subject to the existing tenancies – more information and price available on application.

RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows:

Shop & Premises: £11,750

The Small Business rate for the year 2019/2020 is 49.1 pence in the pound.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

A new Energy Performance Certificate has been commissioned and will be made available as soon as possible.

VAT

All figures quoted are exclusive of VAT where chargeable.

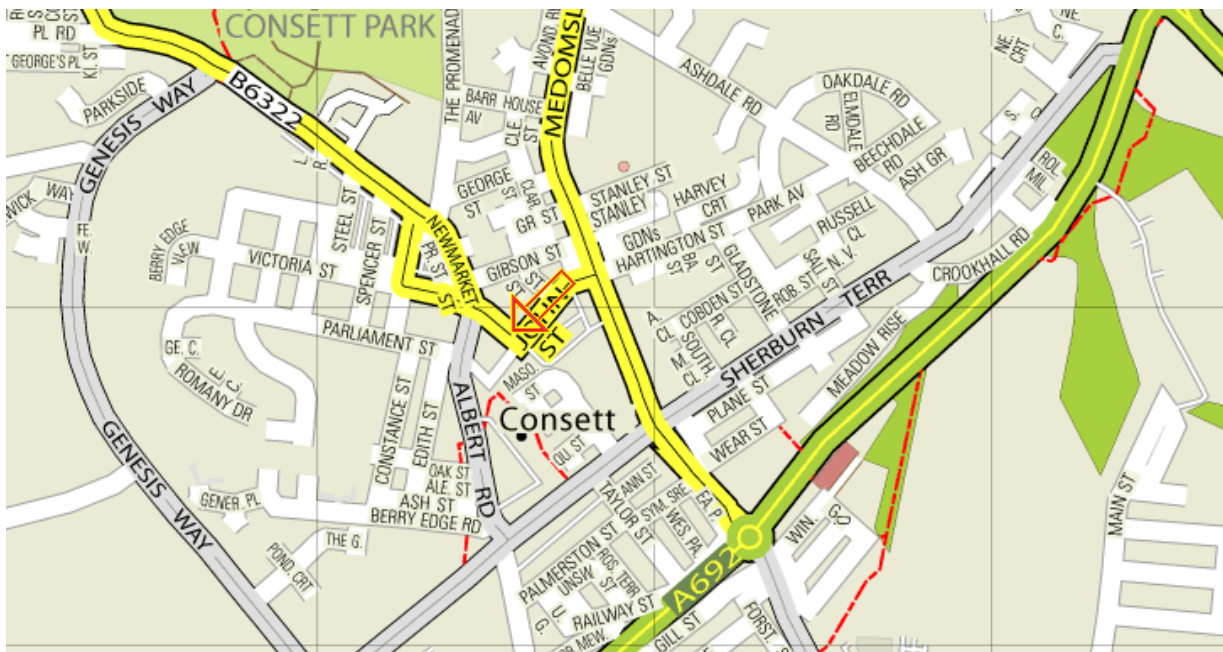
ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING

By appointment only through Johnson Tucker LLP.
Contact Kristian Sorensen on 07754 584 192 or kristians@johnsontucker.co.uk

SUBJECT TO CONTRACT



Conditions under which these particulars are issued

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