

TO LET

Retail Premises

johnson
tucker

chartered surveyors & property consultants

**76 Medway
Great Lumley
Chester le Street
DH3 4HU**



- Prominently positioned at the intersection of Medway & Front Street in Great Lumley, County Durham
- Disabled Access Ramp
- Asking rent £16,500 per annum exclusive
- Total floor area of GIA: 2,535 sq ft / 235.53 sq m



LOCATION

Great Lumley is a village located in County Durham situated to the south east of Chester le Street with a population of approximately 4,000.

DESCRIPTION

The property comprises a single storey detached former convenience store previously occupied by Co-op Food. It is prominently positioned at the intersection of Medway and Front Street with a row of shops and public house positioned to the rear of the building along with Great Lumley Doctors Surgery.

There is a loading door and access to the rear of the building for deliveries.

ACCOMMODATION

The property has a total floor area of 2,535 sq ft.

Our client would consider splitting the unit into two smaller retail units, subject to interest and planning permission.

TERMS

The whole of the premises are available by way of a new full repairing and insuring lease at a rent of £16,500 per annum exclusive. All other terms are to be agreed by negotiation.

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 2021/2022 is 49.9 pence in the pound. Rates Payable (2021/22): £5,863 (if applicable)

Due to the Rateable Value being beneath £15,000 we understand that small business relief may be available. All interested parties are urged to make their own enquiries in this regard.

LEGAL COSTS

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

EPC

The property has an EPC rating of D-92.

VAT

All figures quoted are exclusive of VAT.

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

Strictly By appointment through joint agents

Johnson Tucker LLP - Kristian Sorensen

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Ashley Smith - Lewis J Smith

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SUBJECT TO CONTRACT



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