

# TO LET

**GEORGE F. WHITE**  
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

## Market Town Retail

**109 Commercial Street  
Crook  
County Durham  
DL15 0AA**



- Market town Location
- Retail unit
- NIA of 118.91 sq m (1,280 sq ft)
- Asking Rent: £12,000 per annum



## LOCATION

Crook is a market town in the district and ceremonial county of County Durham, Northern England. The town is located on the edge of Weardale, therefore is sometimes referred to as the "Gateway to Weardale"

The property is well located in a central location on Commercial Street, just off the market place.

## DESCRIPTION

The subject property provides ground and first floor accommodation last used as a Dentist. The property has the benefit of a sales area with WC and kitchen facilities.

## ACCOMMODATION

The property has the below approximate net internal area:

Ground floor – 118.91 sq m (1,280 sq ft)

## TERMS

The premises are available by way of a new effective full repairing and insuring lease at a rent of £12,000 per annum (exclusive). All other terms are to be agreed by negotiation.

## RATING ASSESSMENT

The rating assessment currently appearing on the 2023 Valuation List is as follows: -

Shop and premises: £13,000

The Small Business rate multiplier for the year 2022/2023 is 49.9 pence in the pound.

## LEGAL COSTS

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

## EPC

The property has an energy performance certificate rating of C(61).

## VAT

We are advised that the property is not elected for 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

By appointment only through George F White LLP contact:

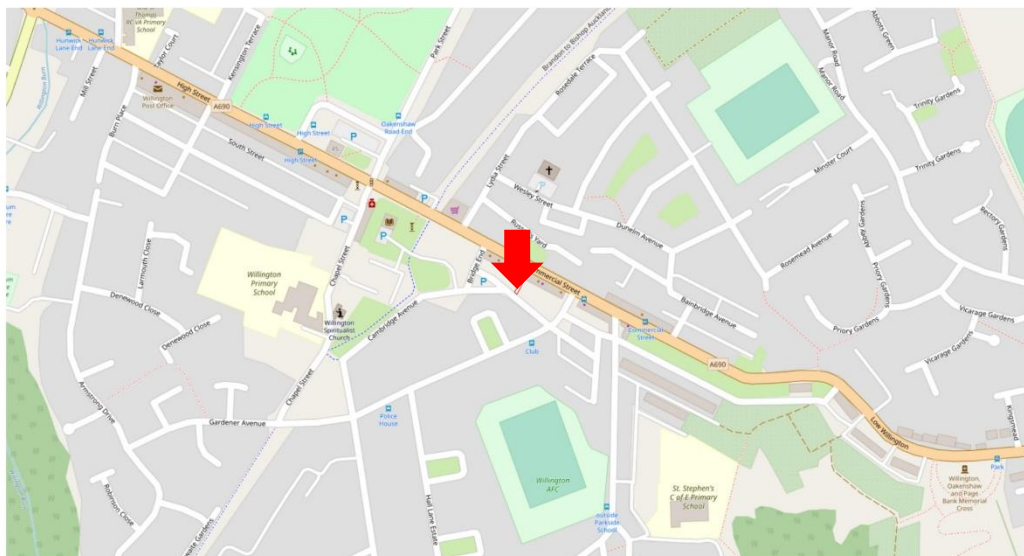
Danielle Clough on 07590 183178 or

[danielleclough@georgefwhite.co.uk](mailto:danielleclough@georgefwhite.co.uk)

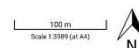
Kristian Sorensen on 07586 128 092 or

[kristiansorensen@georgefwhite.co.uk](mailto:kristiansorensen@georgefwhite.co.uk)

## SUBJECT TO CONTRACT



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