

Retail Unit To Let

24a Front Street, Annfield Plain, Stanley DH9 8HY

REF: NE1843



- Former Motor World unit.
- Circa 900 sq.ft. (84 sq.m.).
- Suitable for a variety of uses.
- Located on the main road.
- Town centre location.
- INITIAL RENT £200 per week.



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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The Watermark
Gateshead
NE11 9SN

Location

These commercial premises are located in the centre of Annfield Plain, an expanding County Durham town situated between Consett and Stanley, 10 miles north of Durham City.

This unit forms part of a terrace of shops on Front Street which is the main road running through the town. The majority of the local occupiers are independents but there is a Tesco Supermarket and Post Office nearby.

Description

The unit forms part of a larger 2 storey terraced property. The unit was occupied by Motorworld until recently and would be suitable for a variety of uses, subject to landlord's consent.

Accommodation

The property has been measured with the following Gross Internal Areas;

Ground Floor

Retail Area 900 sq.ft. (84 sq.m.)

Staff / Office 135 sq.ft. (13 sq.m.)

W.C.

Tenure

A new full repairing and insuring lease is available at a rent of £200 weekly (£10,400 per annum) with full terms to be agreed. Minimum length of lease 3 years. Ingoing tenant to be responsible for the landlord's legal costs in the preparation of the new lease.



VAT

VAT is not applicable.

Services

Water and electricity installed on site.

Business Rates

The premises are assessed as follows:

RV £6,600

Rates free incentives subject to status.

EPC

Rating D.

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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