

Separate Shop, Office & Flat For Sale

73 Medomsley Road, Consett DH8 5HJ
73a Medomsley Road, Consett DH8 5HJ
Dean House, Stanley Street, Consett DH8 6LN

REF: NE1890



- Large end terrace property.
- Located close to the town centre.
- Mixture of commercial and residential.
- Current rental income £19,800 per annum.
- 3 individual properties.
- FREEHOLD ASKING PRICE £215,000.



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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Description

This is a large end terrace property of traditional stone construction with a pitched slate roof over. The property is located at the junction of Medomsley Road with Stanley Street and in a prominent position close to the town centre.

The area is mixed use with both residential and commercial accommodation and there is a busy retail parade opposite with free pull in parking.

Property

73 Medomsley Road

A former carpet shop extending to 1,000 sq.ft. (93 sq.m.) including storage. Currently rented from 1st June 2023 for 5 years on IRI terms.

73a Medomsley Road

A spacious first floor 3 bed flat currently rented at £450 per month. The flat would be available with vacant possession if required.

Dean House, Stanley Street

Ground & First Floor office space of 750 sq.ft. (68 sq.m.) rented out from 1st August 2023 at £8,400 per annum.

Services

Water and electricity is installed to all the properties and there is gas central heating in the flat.

Legal Costs

Each party to be responsible for their own legal costs in the transaction.

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.

Property	Rent	Lease Date	Lease Term	Rent Review	Break Clause	R.V.	EPC rating
73 Medomsley Road	£8,400 p.a.	1/6/2023	5 years	n/a	n/a	£4,950	D
73a Medomsley Road	£5,400 p.a.	1/1/2023	n/a	n/a	n/a	Band A	D
Dean House	£6,000 p.a.	1/8/2023	4 years	1/8/2025	n/a	TBC	C



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