

Retail Unit For Sale or To Let

16 Newmarket Street, Consett DH8 5LQ

Our Ref: NE2144



- Self - contained two storey property.
- NIA 1,935 sq.ft. (180 sq.m.) over 2 floors.
- Within walking distance of town centre.
- Ample free street parking nearby.
- FREEHOLD PRICE £120,000.
- RENTAL OPTION £12,000 per annum.



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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4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

This is an extensive mid terrace property of traditional construction with a pitched slate roof over. The property is located on Newmarket Street at the junction with Aynsley Terrace and in an accessible position close to the town centre.

The area is mixed use with both residential and commercial accommodation and there is ample free pull in street parking.

Description

The property comprises a two-storey mid terraced property in a pleasant location to the north of Consett town centre.

The property is configured to provide a large open plan ground floor retail and officespace with a loading and storage area to the rear, accessible from the rear lane via a roller shutter.

Access to the upper floor is from two sets of internal stairs and at the moment this space is separated into 3 rooms.

Overall the property is in good order and the roof has been repaired within the last 5 years and the electrics have also been upgraded.

Accommodation;

Reported on a Net Internal Area basis as follows:

Ground Floor

Retail / Offices circa 915 sq.ft. (85 sq.m.)

Toilet

First Floor

Offices / Storage circa 1,020 sq.ft. (95 sq.m.)



Services

Water and electricity are installed.

Rates:

The property is assessed as follows:

RV £6,100

Rates free incentives subject to status.

Tenure

A new FRI lease is available at a starting rent of £12,000 per annum. The ingoing tenant would be responsible for the legal costs.

EPC

Rating - B

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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