

• **CONSETT • 12-16 QUEEN STREET •**



LOCATION

Consett is a popular market town in County Durham situated approximately 14 miles south west of Newcastle Upon Tyne and 13 miles north west of Durham. The town has a population of 24,828 (Census, 2011).

The town has a loyal local catchment and the subject property occupies a prominent pitch fronting onto Queen Street, close to the pedestrianised Middle Street, which forms the towns prime retail core. The premises are nearby to **Home Bargains**, **Homefair Blinds** and **J W Wood Estate Agents**.

Nearby occupiers include **Hay's Travel**, **Newcastle Building Society**, **Heron Foods & Ladbrokes**.

There are several public car parks within the vicinity of the premises.

TERMS

The unit is available by way of new full repairing and insuring lease. Rent on application.

The Tenant will also be liable for service charge and insurance costs. Further details on request.

ACCOMMODATION

The property is arranged over ground floor and first floor and provides the following net internal area:

Ground Floor Sales	1,530 sqft (142.1 sqm)
First Floor Ancillary	769 sqft (74.44 sqm)
TOTAL	2,299 sqft (216.54 sqm)

*Floor areas are subject to on-site verification

RATING

We understand that the premises have been assessed for business rates as follows:

Rateable Value: £16,750

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT but VAT may be payable in respect of this property.

VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson – 0113 450 7000

email lawrence@rj-ltd.co.uk or adrian@rj-ltd.co.uk

SUBJECT TO CONTRACT

RETAIL UNIT TO LET (CLASS E)

