

# Property Details

**SINGLE STOREY RETAIL SHOP**

**FOR SALE / TO LET**

**16 HIGH STREET, SPENNYMOOR, COUNTY DURHAM, DL16 6DB**



**Ashley  
Smith**



- **1,161 sq ft (107.90 sq m)**
- **Large prominent glazed retail frontage**
- **In need of refurbishment**
- **Potential to be split, creating 2 units**
- **Prominent location on High Street**
- **For Sale: £97,500 (Freehold)**
- **To Let: £10,000 per annum, exc.**

Ashley Smith Chartered Surveyors

Oakmere, Belmont Business Park, Durham DH1 1TW

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**0191 384 2733**



## LOCATION

Spennymoor is a town situated in County Durham, approximately 6 miles to the south of Durham City Centre, 8 miles north of Newton Aycliffe and 17 miles west of Hartlepool.

The property is located in the town centre of Spennymoor, prominently positioned on the arterial road and retail parade, High Street, and adjacent to Beautiful Brides (retail). Other neighbouring retailers include M&Co, JD Wetherspoon, Shoe Zone, Greggs and Aldi, amongst many other retailers and eateries.

## DESCRIPTION

The property is a single storey retail building. Internally, the unit provides open-plan retail sales area, WC and storage, with timber flooring throughout and suspended ceilings with florescent strip lighting. The property benefits from a large glazed retail shop frontage.

The property is in need of refurbishment.

There is potential for the unit to be split in order to create two individual self-contained retail units.

## UTILITIES

We have been informed by the Landlord that water, waste, gas and electrics are connected to the property. We have not undertaken any tests at the property and we advise that all interested parties make their own enquiries.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following approximate net internal floor areas:

Accommodation	Sq m	Sq ft
Retail/Sales Area	107.90	1,161
WC/Storage & Ancillary	-	-

Maximum internal sales width: 10.73m

Maximum internal sales depth: 10.20m

Maximum ceiling height (max): 2.95m

## PRICE / RENT QUOTING:

£97,500 (Freehold).

£10,000 per annum, exc.

## TENURE

Freehold, available with vacant possession.

## BUSINESS RATES

We understand that the property is entered into the 2017 Valuation Rating List as:

Shop and Premises

Rateable Value: £8,700

Rates Payable (2018/19): £4,176 (approx.)

Eligible parties to pay no Business Rates. See Durham County Council for further details. Tel: 03000 268 997.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has a rating of Band D (76). A copy of the EPC is available on request.

## LEGAL AND PROFESSIONAL COSTS

Each party are to be responsible for their own legal and professional costs incurred in any transaction.

## VAT

VAT is not currently payable.

## VIEWING

**Strictly by prior appointment with sole agent:**

**Lewis J Smith, Ashley Smith Chartered Surveyors, Oakmere, Belmont Business Park, Durham DH1 1TW.**

**[lj@ashleysmith.co.uk](mailto:lj@ashleysmith.co.uk) / [info@ashleysmith.co.uk](mailto:info@ashleysmith.co.uk)**

**Telephone: 0191 384 2733**

13th September 2017

### PLEASE READ THE FOLLOWING SUBJECT TO CONTRACT

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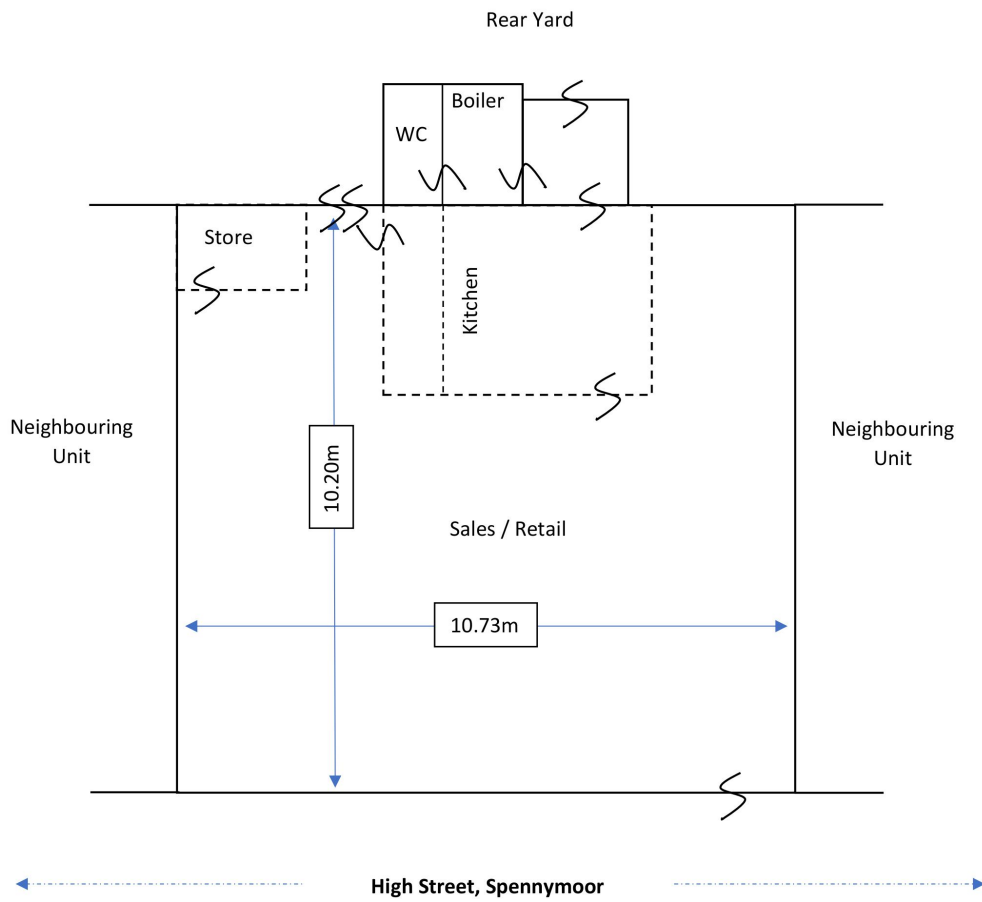
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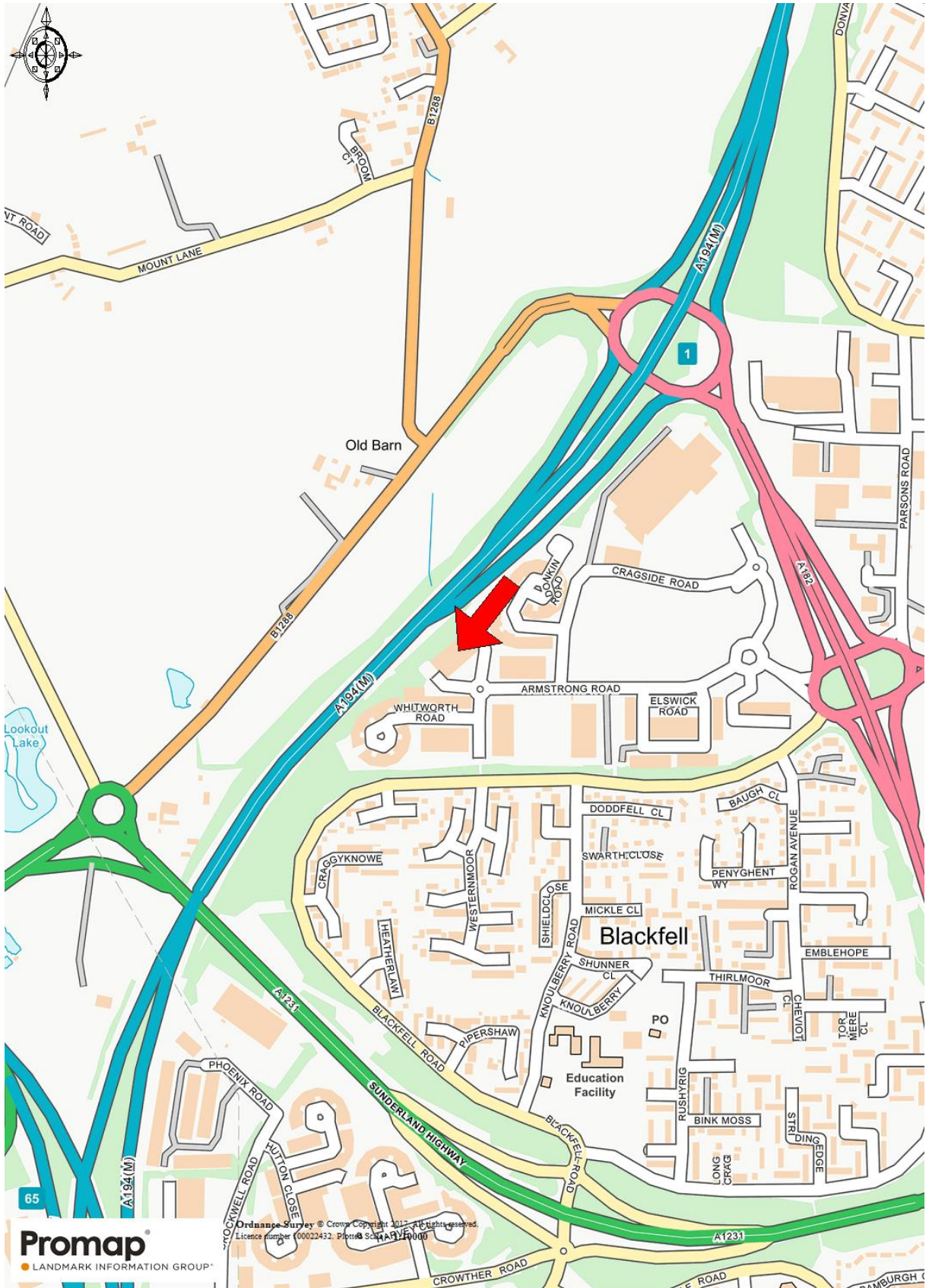
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Approximate dimensions  
Not to scale  
For illustrative purposes





**Promap**

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