

Property Details

RETAIL / PROFESSIONAL SERVICES
TO LET (MAY SELL)

14 HIGH STREET, SPENNYMOOR, COUNTY DURHAM DL16 6DB



Ashley
Smith



- 1,211 sq ft (112.53 sq m)
- Retail - suitable for alternative uses STPP
- No Business Rates payable for eligible parties
- Large prominent glazed retail frontage
- Prominently positioned corner unit on High Street
- Town centre location
- To Let: £10,000 per annum, exc.
 - Incentives available, subject to contract
- For Sale: £110,000 (Freehold)

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, neighbouring new occupier Castledene Estate Agents. Other neighbouring retailers include M&Co, JD Wetherspoon, Greggs and Aldi, amongst many other retailers and eateries.

Location plans attached for reference only.

DESCRIPTION

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

Floor plan available on written request.

ACCOMMODATION

According to the VOA website, the property provides the following approximate net internal floor areas:

Accommodation	Sq m	Sq ft
Retail/Sales Area	99.68	1,073
Kitchen and Storage	12.85	138
WC	-	-
Total	112.53	1211

LEASE TERMS

Available to let by way of a new effectively full repairing and insuring lease. Length of lease and other terms to be agreed.

ASKING RENT

£10,000 per annum, exc.

ASKING PRICE

£110,000

Freehold, available with vacant possession.

VAT

VAT is not currently payable.

USE

We understand that the current use is Retail (A1).

Alternative uses, such as professional services (A2), cafe/restaurant (A3) and Bar (A4), will be considered by the Landlord, subject to planning and other necessary statutory consents being granted. Interested parties are to satisfy themselves as to potential uses, prior to entering into a contract.

BUSINESS RATES

Under current Government legislation, eligible parties pay no Business Rates (100% Rate Relief). Further details: [HERE](#)

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

Shop and Premises

Rateable Value: £8,800

Rates Payable (2019/20): £4,320 (approx.) (if applicable)

Interested parties to satisfy themselves with regard to eligibility and rates payable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rated within Band E. EPC available on request.

LEGAL AND PROFESSIONAL COSTS

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

AGENTS NOTES

In accordance with the Code of Leasing Business Premises: England and Wales, alternative lease terms are available. Any variations may affect level of rent proposed: www.leasingbusinesspremises.co.uk.

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the lessee to ensure that they are in working order.

VIEWING

Strictly by prior appointment with sole agent:

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

Contact: info@ashleymith.co.uk / 0191 384 2733

August 2019

**PLEASE READ THE FOLLOWING
SUBJECT TO CONTRACT**

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ashley Smith Chartered Surveyors in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Ashley Smith Chartered surveyors nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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