



First Floor Premises To Let

28A FRONT STREET, STANLEY, CO. DURHAM, DH9 0HX

- Approximately 162.67 sq m (1,751 sq ft)
- Busy Town Centre Location
- Approximately 10 Miles South-West of Newcastle & 9 Miles North-West of Durham
- Surrounding Occupiers: Greggs, Boots, Betfred, Specsavers & Lloyds Bank
- Self-Contained
- Would Suit a Variety of Uses Including: Office, Café, Restaurant, Dance Studio, Gym (Subject to Consents)
- No Business Rates Payable (Subject to Eligibility)
- New EFRI Lease Available
- Rent of £8,000 pax (£4.57 per sq ft)



LOCATION

The property is located on Front Street at the heart of Stanley's Town Centre, just a one minute walk from the recently constructed bus concourse.

Surrounding retailers include: Greggs, Boots, Betfred and Lloyds Bank.

DESCRIPTION

The property is entirely self-contained and is accessed at ground floor level via the front of the building. On the first floor there are two good sized spaces and WC facilities.

ACCOMMODATION

Approximately 162.67 sq m (1,751 sq ft)
WC facilities

TERMS

The property is available by way of a new EFRI lease for a term of years to be agreed at a rent of £8,000 pax.

RATING ASSESSMENT

We understand that the premises have a rateable value of £6,700 effective from 1st April 2017. Under current government legislation, Small Business Rate Relief could result in no rates being payable (subject to eligibility).

It is recommended that any interested party confirm the accuracy of this information and the rates payable with the Local Authority. As a new occupier, rights of appeal may exist against the assessment.

ENERGY PERFORMANCE

Awaiting EPC.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser / tenant.

VIEWING

For general enquiries and viewing arrangements please contact sole agents Graham S Hall Chartered Surveyors on 0191 731 8660 or info@grahamshall.com.

LOCATION MAP



AGENTS NOTE

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

IMPORTANT NOTICE

Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that:

- 1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Graham S Hall Chartered Surveyors or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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