

# TO LET by way of sublease or new lease

## Due to upsizing and relocation within the town

### 47-49 Middle Street Consett DH8 5QP



### Location

The premises are situated in a corner position on the main shopping street in Consett. The site has a car park to the rear and is located opposite the Derwent Centre which links through to the town's main bus station as detailed upon the attached Goad Extract plan. The unit formerly traded as Far Place Animal Rescue who are relocating to larger premises in the town. The unit is in immediate proximity to many national and local occupiers including Superdrug, Specsavers, Card Factory, Domino's & Greggs.

### Accommodation

The premises provide open plan sales with a small area to the rear currently partitioned off to provide a separate sales area. Beyond this is a wc facility adjacent to a door leading to a small yard which provides external access and a bin storage area. There is a staircase in the front right of the shop leading up to a first floor sales or storage space. The first floor provides a large area with 4 separate rooms – one of which provides a staffroom area with sink and tea point. There may be potential to remove some of the internal stud walls if required.

Internal Width Max	8.42 m (27'7")
Maximum Sales Depth	18.72 m (61'5")
Ground floor sales area	141.77 sqm (1,526 sqft)
First floor sales/stores	72.09sqm ( 776 sqft)

### Business Rates

The premises are currently assessed at RV £18,750 .Interested parties are strongly advised to verify the position as to precise rates payable by contacting the local rating authority directly. The current UBR for 2024/25 is 0.499p in the £. There may be upto 75% rates relief available for years 2024/2025 subject to status.

### Planning

The premises have the benefit of Class E retail use.

### Lease Terms

The property is held by way of a 7 year full repairing and insuring lease expiring 11<sup>th</sup> June 2028. Our clients will consider subletting until expiry or there may be potential to surrender the current lease and regrant a fresh lease- subject to status. Any sublease granted will be outside the security of tenure provisions of the Landlord and Tenant Act 1954 meaning renewal upon expiry of the sublease is not guaranteed. The rental until expiry is £12,000 plus VAT. Annual building insurance circa £995 currently.

### Services

The property has the benefit of electricity, water and drainage supplies. There is a roller shutter to part of the frontage.

### Energy Performance

Rating C-55

### Legal Costs

Each party is to bear their own legal fees incurred in documenting either a new lease or a sublease..

### VAT

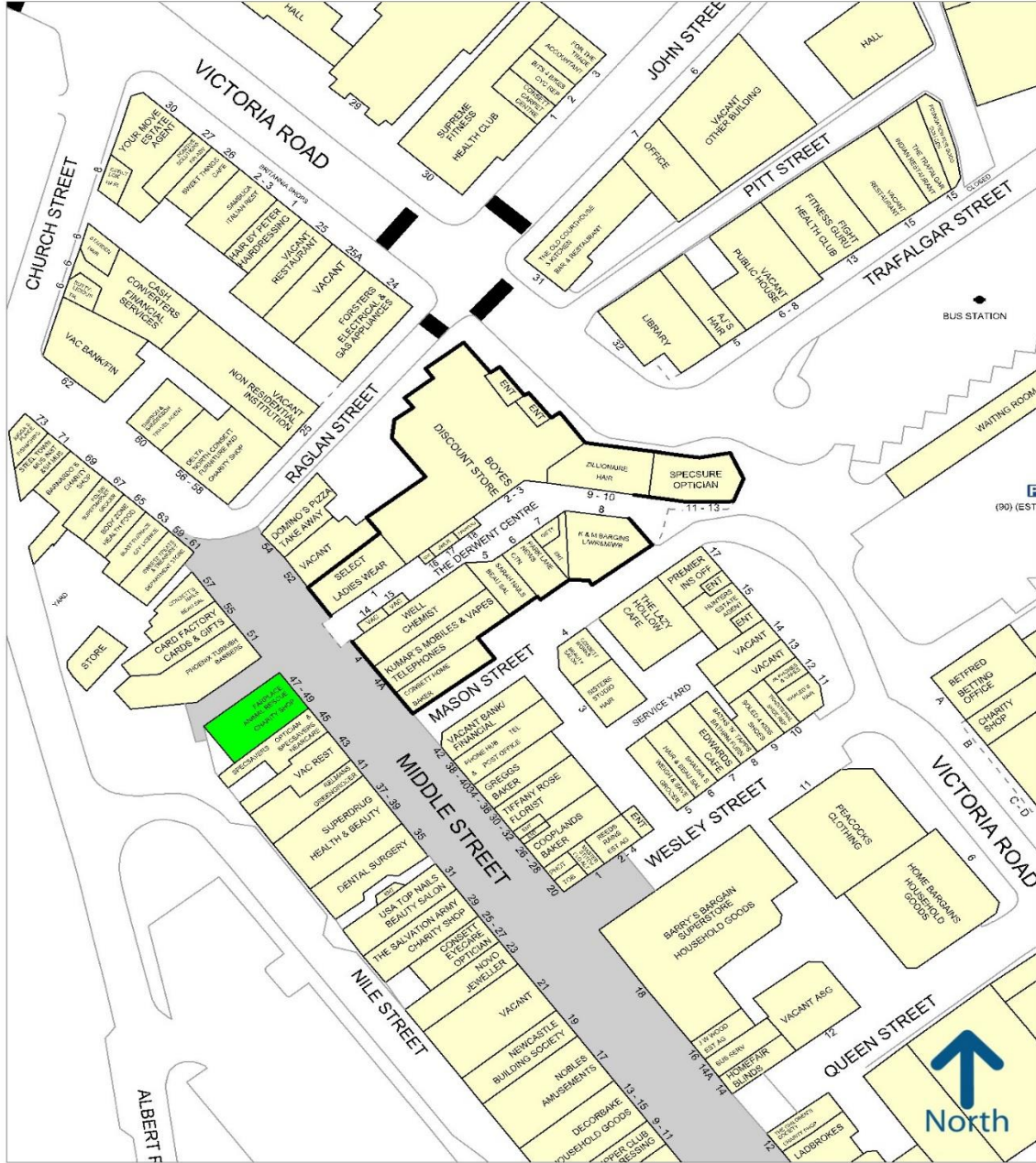
All figures within these terms are exclusive of VAT where chargeable.

October 2024

**TO LET** by way of sublease or new lease  
 Due to upsizing and relocation within the town  
 47-49 Middle Street Consett DH8 5QP



Consett



Experian Goad Plan Created: 24/10/2024  
 Created By: Reid Birkett Ltd



Copyright and confidentiality Experian, 2024. © Crown copyright and database rights 2024. OS AC0000807366

For more information on our products and services:  
[www.experian.co.uk/business-products/goad](http://www.experian.co.uk/business-products/goad) | [salesG@uk.experian.com](mailto:salesG@uk.experian.com)

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No responsibility or warranty whatever is made or given either during negotiations or in particular by vendor, lessor or the agent. Reid Birkett, Registered in England No. 9271904. Registered office: 3 King John's Court, Ponteland, Newcastle upon Tyne, NE20 9AR. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Experian, Goad House, Salisbury Square, Hartfield, Hertfordshire AL9 5BJ.



Viewing Mike Birkett

t 01661 820771  
 m 07947 134117  
 e [mike@reidbirkett.co.uk](mailto:mike@reidbirkett.co.uk)  
 w [www.reidbirkett.co.uk](http://www.reidbirkett.co.uk)

3 King John's Court, Ponteland, Newcastle upon Tyne NE20 9AR