

# Property Details

**Tel: 0191 232 7030**

## RETAIL ACCOMMODATION TO LET

**UNIT 7, THE DERWENT CENTRE,  
CONSETT, CO DURHAM**

**Total Net Internal Area 82.2 m<sup>2</sup> (885 ft<sup>2</sup>)**



### LOCATION

Consett is a major Co Durham town located approximately 12 miles south west of Newcastle upon Tyne, 11 miles north west of Durham City and approximately 8 miles west of the A1(M) motorway.

The Derwent Centre is centrally situated in the town centre and provides the main link between the prime shopping pitch focussed on Middle Street and the bus station.

Multiple retailers in the shopping centre include Peters Cathedral Bakers, Cheque Centre and Co-op.

### DESCRIPTION

The unit is situated within an enclosed mall and has the benefit of a large dual frontage. The property contains the usual shop fittings including an aluminium display window, suspended ceiling with lighting and a kitchen with small storage area and WC area partitioned to the rear. The unit has the benefit of rear servicing facilities.

Hadrian House  
Higham Place  
Newcastle upon Tyne  
NE1 8AF  
Tel: 0191 232 7030  
Fax: 0191 261 4030

[www.naylors.co.uk](http://www.naylors.co.uk)

Regulated by RICS

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**RICS**

## Unit 7, The Derwent Centre, Consett, Co Durham

### ACCOMMODATION

The property offers the following accommodation:

#### **Ground Floor**

Sales Shop	71.43 m <sup>2</sup>	(769 ft <sup>2</sup> )
Kitchen/Store	10.78 m <sup>2</sup>	(116 ft <sup>2</sup> )
WC		

### RATING ASSESSMENT

Following enquiries with the Local Rating Authority we are advised that the property is entered in the valuation list as follows:

Rateable Value (2010 List): £14,000

Interested parties should make their own enquiries with the Local Rating Authority to confirm these figures.

### TERMS

The property is available on a new lease on the following principal terms:

**Rent:** £14,000 per annum exclusive.

**Term:** A lease for a term to be agreed.

**Repairs:** The tenant will be responsible for the internal repair of the property.

**Service Charge:** The tenant will contribute towards a service charge for the upkeep and maintenance of the mall and communal areas.

**Insurance:** The tenant will reimburse a proportion of the landlord's costs incurred in respect of building insurance.

**Costs:** Each party to be responsible for their own legal costs incurred in the transaction.

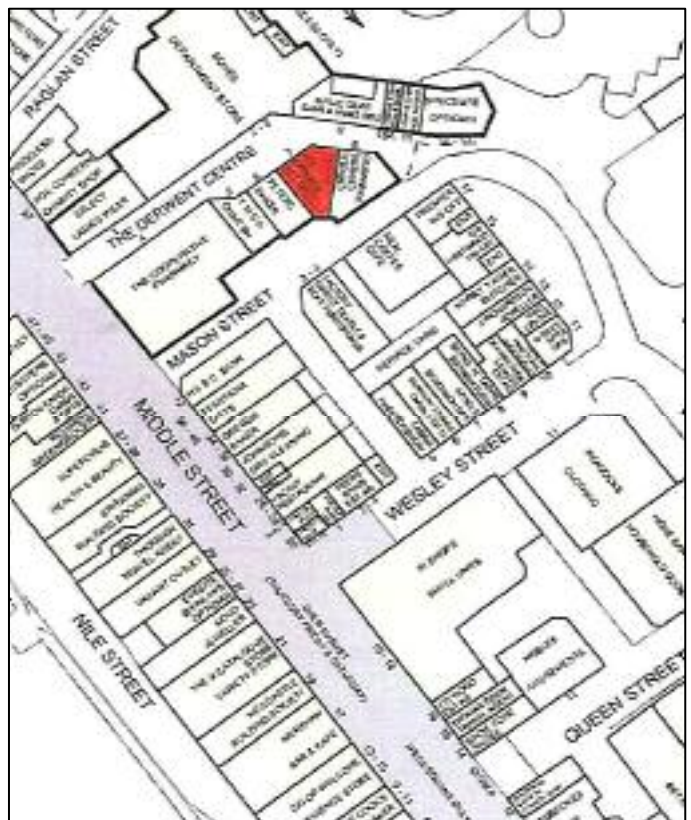
### FURTHER INFORMATION

For general enquiries and viewing arrangements please contact Katy Goulding on 0191 211 1556 or email: [katygoulding@naylor.co.uk](mailto:katygoulding@naylor.co.uk).

### NAYLORS INSTRUCTIONS

You may search our company web site [www.naylor.co.uk](http://www.naylor.co.uk) for details of all our current instructions.

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