

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE1922



North East Commercial  
Property & Business Agents

## FORMER CHILDREN'S DAY NURSERY

25 & 27 Sherburn Terrace,  
Shotley Bridge, Consett, DH8 6ND



Sales Particulars

- Main road location close to town centre and car park.
- Expanding town with new shops and housing.
- Registered for up to 60 children.
- Pleasant facility with outdoor walled play space to the rear.
- Suitable for a variety of other healthcare uses.
- ASKING RENT £24,000 per annum.

4 Staithes  
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**Location**

The property is located on Sherburn Terrace which is one of the principle streets running through Consett and leading into the town centre.

Consett is a former steelworks town located 11 miles North West of Durham City and 12 miles South West of Newcastle. The property forms part of a residential street with the benefit of ample pull in parking and a car park opposite. The nursery is just a short walk from the town centre and main bus station and Consett has benefitted from significant recent investment with new out of town shopping complexes supported by an improved infrastructure.

**Business Opportunity**

This property was acquired by our client and then refurbished. This included a full re-wire, new plumbing and new windows throughout, prior to opening as a children’s nursery in 2014. The premises are in good order with large interconnecting rooms and a pleasant flow.

This nursery catered for ages from 3 months to 4 years and was compliant and registered to offer a total of 60 places. The space provided a secure environment with high levels of security in operation including an intercom system for entry and CCTV throughout the premises.

There would be little for any new owner to attend to with regards to the property and it could be converted or reconfigured for a variety of different uses.

**Property**

Comprises a double fronted three storey property.  
**Ground Floor** total of circa 216 sq.m. (2,324 sq.ft.)

**Lobby**

<b>Playroom 1</b>	34 sq.m. (364 sq.ft.)
<b>Playroom 2</b>	17 sq.m. (186 sq.ft.)
<b>Playroom 3</b>	16 sq.m. (175 sq.ft.)
<b>Laundry / Utility</b>	8 sq.m. (85 sq.ft.)
<b>Toilets</b>	

**First Floor**

<b>Kitchen</b>	11 sq.m. (118 sq.ft.)
<b>Playroom</b>	67 sq.m. (718 sq.ft.)
<b>Toilets</b>	

**Second Floor**

<b>Office</b>	21 sq.m. (224 sq.ft.)
<b>Playroom</b>	23 sq.m. (252 sq.ft.)



**Former Trading Hours**

Monday to Friday 8.00 a.m. – 6.00 p.m.

**Rates**

The premises are assessed as follows:  
Rateable Value £14,000

Rates incentives available subject to status.

**Tenure**

A new FRI lease is available at an asking rent of £24,000 per annum..

**EPC**

Rating - C.

**Money Laundering Regulations**

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.

**Agents Notes:**

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

**Viewing**

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property