

RETAIL UNIT TO LET

# 14 Middle Street Consett



## Savills Leeds

3 Wellington Place  
Leeds  
LS1 4AP

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## Location

Consett is a town located in County Durham, approximately 13 miles northwest of Durham city centre and 14 miles southwest of Newcastle upon Tyne.

The subject property is located on Middle Street, which is pedestrianised and the primary retail destination in Consett.

Occupiers on the street include **Heron Foods, Greggs, Superdrug, Card Factory, Home Bargains, Hays Travel** and **Consett Eyecare**.

## Accommodation

The premises to be arranged over ground and first floors only. Approximate net internal areas are:

|               |                    |                   |
|---------------|--------------------|-------------------|
| Ground Floor: | 684 sq ft          | 63.6 sq m         |
| First Floor:  | 630 sq ft          | 58.6 sq m         |
| <b>Total:</b> | <b>1,314 sq ft</b> | <b>122.2 sq m</b> |

## Tenure

The unit is available by way of new full repairing and insuring lease.

## Rent

£20,000 per annum exclusive.

## Rates

*The current rating assessment for the whole building is as follows:*

|                          |           |
|--------------------------|-----------|
| Rateable Value (2025/26) | £10,250   |
| UBR:                     | £0.499    |
| Rates Payable:           | £5,114.75 |

*(Interested parties are advised to make enquiries with the local authority)*

## Use

The premises currently benefits from Class E use.

## EPC

EPC Rating E.

## Legal Costs

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

## Viewing & further information

Strictly by prior arrangement only with:

### Adam Sanderson

adam.sanderson@savills.com  
+44 (0) 7977 030 164

### Hollie Cooper

hollie.cooper@savills.com  
+44 (0) 7812 447 078





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