

GROUND FLOOR RETAIL UNIT TO LET

1a Front Street, Hetton-le-Hole, County Durham, DH5 9PE

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Ground floor retail unit to let
- Total size 64m² (689 ft²)
- Prominent front street location

- EPC rating to be re-assessed.
- Hot food licence

£7,000 Per Annum

LOCATION

The property is situated on Front Street, the main arterial route through Hetton-le-Hole, a onetime mining community located midway between Durham and Sunderland. The A1 (M) and the A19 are all within easy access and both provide superb communication links between Tyneside to the North and Teesside to the South. The Towns of Sunderland, Seaham, Chester le Street, Washington and Durham City all lie within a 5 or 6 mile radius with the main retail centre of Newcastle upon Tyne and Teesside to the north and south respectively within 20 miles. Notable nearby retailers include Tesco Extra, Heron Foods, and Greggs.

DESCRIPTION

The premises comprise a ground floor retail unit. The property is of cavity brick construction with single glazed, metal framed windows to the ground floor, under a pitched slate tile roof.

ACCOMMODATION

Retail Unit 64.00m² 689ft²

RATING ASSESSMENT

<u>Description</u>	<u>RV</u>	<u>Estimated Rates Payable</u>
Shop and premises	£4,200	£2,095.80

We are advised that the rateable value of the premises as at 1 April 2017 is £4,200 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 49.9p in the pound. However, interested parties should confirm the current position with the Local Authority.

EPC RATING

To be assessed.

TERMS

The property is available by way of a new lease with terms to be agreed at £7,000 (Seven Thousand Pounds) per annum.

VAT

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

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

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

VIEWING

For general enquiries and viewing arrangements please contact Joseph I'Anson or Marc Pickering at Bradley Hall.

Tel: 0191 232 8080

Email: Marc.pickering@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

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 above 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**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but 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.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 07236458

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located opposite the property



7.8 miles from Durham train station



1.4 miles from A690
3.3 miles from A19
4.5 miles from A1(M)



22.6 miles from Newcastle International Airport