

# Property Details

RETAIL / VARIOUS USES STPP  
TO LET / FOR SALE

21 / 22 MARKET STREET, FERRYHILL, CO DURHAM DL17 8JW



Ashley  
Smith



- **2,214 Sq ft (205.62 Sq m)**
- **Prominent corner building on main retail parade**
- **High occupancy rates on Market Street**
- **Abundance of car parking available**
- **Suitable for various uses STTP**
- **Incentives available**
- **Asking Price: £115,000**
- **Asking Rent: £11,950 per annum, exclusive**

**LOCATION**

Ferryhill is a town within County Durham, situated approximately 7 miles to the south of Durham City Centre, 8 miles east of Bishop Auckland and 14 miles north of Darlington.

Transport links are good with the A1(M), A688, A689 and A167 all within close proximity.

Prominently situated on the main retailing parade and opposite a large public car park. There are good levels of passing traffic and footfall. Many eateries and amenities surround the property.

Neighbouring occupiers include Greggs, Post Office, Coral and Co-operative.

Location plans are attached for illustrative purposes.

**DESCRIPTION**

The two-storey retail property (former bank) provides mixed open plan and cellular retail space, storage and WC facilities to the ground floor. The first floor provides kitchen, office, storage and WC facilities.

Additional features include A/C units to ground floor retail; gas heating; double-glazed windows and frontage to the ground level front; and small rear yard.

Internally, the property requires refurbishing and incentives for tenants to carry out the works are available. Alternatively, the Landlord will also consider carrying out works for the right end user.

**ACCOMMODATION**

In accordance with the RICS Code of Measuring Practice, the property provides the following approximate net internal floor areas:

ACCOMMODATION	Sq ft	Sq m
Ground floor (net) - Retail, office, safe room	1,632	151.59
First Floor - Office, store & kitchen	582	54.06
Plus WC's GF & FF	-	-
<b>TOTAL</b>	<b>2,214</b>	<b>205.65</b>

Floor plan attached for illustrative purposes only.

**ASKING PRICE**

£115,000 (freehold interest)

**ASKING RENT**

£11,950 per annum, exclusive

**LEASE TERMS**

Available To Let by way of a new lease. Length of lease and other terms to be agreed.

**VAT**

All prices, premiums, rents and other outgoings are quoted exclusive of VAT at the prevailing rate.

**USE**

Previously used for Professional Services (A2). Alternative uses considered e.g. Retail (A1), Restaurant/Cafe (A3), Bar (A4) and Non-Residential Institutions (D1), Assembly and Leisure (D2).

Interested parties to satisfy themselves as to the availability of planning permission and statutory consents for their use, prior to entering into a contract.

**BUSINESS RATES**

No Business rates payable for eligible parties, under current Government legislation, further details click [HERE](#).

We understand the property has been entered into the 2017 Rating List as:

Shop and Premises

Rateable Value: £10,250.00

Rates Payable (2019/20): £5,030 (approx.), (if applicable)

Interested parties are to satisfy themselves as to the eligibility for rate relief and rates payable prior to entering into a contract.

**ENERGY PERFORMANCE CERTIFICATE (EPC)**

Rated within Band D (81). EPC available upon request.

**LEGAL AND PROFESSIONAL COSTS**

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

**FACILITIES AND SERVICES**

The premises appear to benefit from gas, mains electricity, water and drainage (foul and surface water). None of the services, equipment or systems within the premises have been tested by the Agent.

**AGENTS NOTES**

Code of Leasing Business Premises (England and Wales): Alternative lease terms are available. Any variations may affect level of rent proposed - [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

**VIEWING AND FURTHER INFORMATION**

Strictly by appointment of the sole agents:

Lewis J Smith

Ashley Smith Chartered Surveyors,

Oakmere, Belmont Business Park, Durham DH1 1TW

Contact: 0191 384 2733 / [Info@ashleymith.co.uk](mailto:Info@ashleymith.co.uk)

January 2020

**PLEASE READ THE FOLLOWING  
SUBJECT TO CONTRACT**

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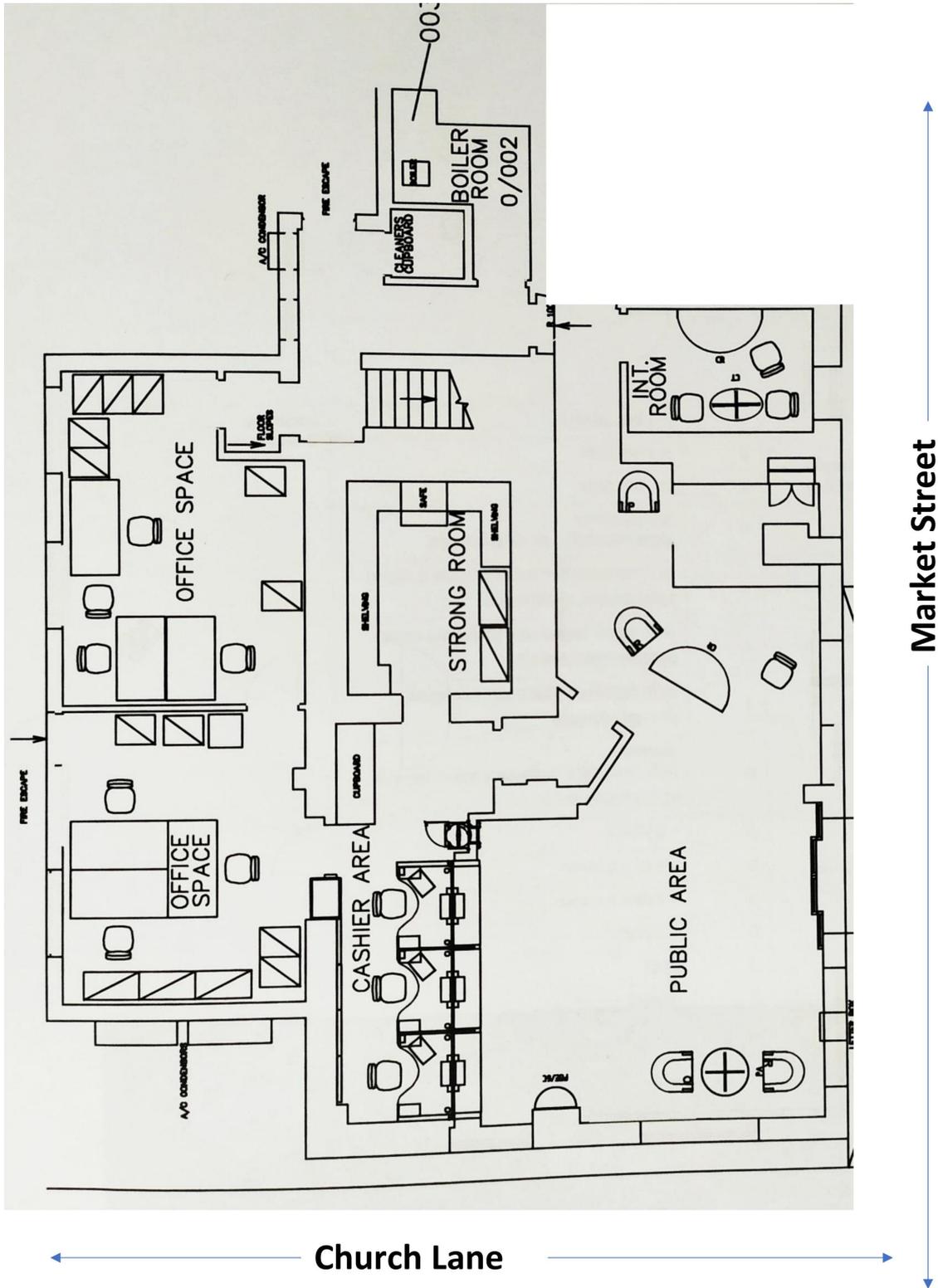
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Not to scale. For illustrative purposes only. Dimensions approximate. Existing layout. To be verified by Landlord.

