

FOR SALE

Former Bank Premises

42 Middle Street
Consett
DH8 5QL



- Former Former bank for sale.
- Situated in the market town of Consett.
- Suitable for a variety of uses.
- Total size 210 sq m (2,264 sq ft).
- Asking price £125,000.

LOCATION

Consett is a market town situated 13 miles northwest of Durham and 14 miles south-west of Newcastle upon Tyne, at the junction of the A691/A692, both of which provide the link to the national motorway network at the A1(M).

This corner property is located on the north-east side of Middle Street, at its junction with Mason Street and adjacent to the Derwent Shopping Centre. Occupiers close by include Greggs, Clintons, Superdrug, TUI, Card Factory, Domino's, The Co-operative Bank, The Salvation Army, Barnardo's and Halifax, amongst others.

DESCRIPTION

The property is arranged on ground and two upper floors to provide a former ground floor banking hall with ancillary accommodation on the first and second floors.

The property benefits from a return frontage onto Mason Street, which provides access to the side and rear.

ACCOMMODATION

Ground Floor	100.1 sq m	(1,077 sq ft)
First Floor	54.2 sq m	(583 sq ft)
Second Floor	56.1 sq m	(603 sq ft)
Total Size	210 sq m	(2,264 sq ft)

TERMS

We are instructed to seek unconditional offers in excess of **£125,000 (One Hundred and Twenty Five Thousand Pounds)**.

The premises are also available by way of a new lease for a rent and term to be agreed.

RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows:

Bank & Premises: £11,500

The Small Business rate for the year 2020/2021 is 49.9 pence in the pound.

LEGAL COSTS

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

EPC

The property has an EPC rating of E(110)

VAT

All figures quoted are exclusive of VAT where chargeable.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful buyer.

VIEWING

By appointment only through Johnson Tucker LLP.

Contact Daniel Capobasso on 07754 584 192 or danielc@johnsontucker.co.uk

SUBJECT TO CONTRACT



Conditions under which these particulars are issued

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