

To Let – Retail Premises

1,736 sq ft (161.24 sq m)

Cromarty House, Front Street, Stanley, DH9 0SX

- On the instruction of Santander
- Prominent central location
- Available for immediate occupation

Location

Stanley is a former mining town located 12 miles south of Newcastle upon Tyne and 13 miles north west of Durham City Centre. The town has good road communications being situated 5 miles west of the A1 (M) and benefits from the recently constructed Bus concourse.

The property is located on Front Street at the heart of Stanley's Town Centre. Surrounding occupiers include Boots, Poundstretcher, Greggs and The Original Factory Shop.

Description

A three storey mid terrace premises comprising ground floor retail accommodation with ancillary accommodation at first floor level. The property also benefits from a two bedroom residential flat at second floor level. Free public car park is circa 200 yards away.

Accommodation

The unit extends to the following approximate floor areas:

Ground Floor	1,073 sq ft (99.64 sq m)
First Floor Ancillary	663 sq ft (61.6 sq m)
Second Floor Flat	N/A
TOTAL	1,736sq ft (161.24 sq m)*

*Excluding second floor flat

Rates

Rateable Value	£12,500
UBR	49.3p
Rates Payable (Per Annum)	£6,163

Interested parties should verify these figures with the Local Authority.



Planning

A2/A1

Rent / Lease Terms

The property is available by way of a new sub-lease or assignment of the existing lease with expiry on 28th September 2022

Rent

Rent on Application

VAT

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

EPC

An EPC is available on request.

Viewing and further Information

By appointment through Sole Agents GL Hearn.

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