



Durham Road, Blackhill, Consett, County Durham

To Let

New Neighbourhood Retail Development
Unit 1 Pre-Let to Tesco

Units 2 & 3 Available @ £16,250 per annum per unit.

Location

Blackhill is a densely populated residential suburb located on the outskirts of Consett, County Durham. The development is located on Durham Road which is the main thoroughfare running through the centre of Blackhill. Retailers represented include Co-op, Spar and Pagebet plus a number of local traders.

Description

Work has now started on redevelopment of the site to create a neighbourhood retail scheme fronting Durham Road. The retail element provides for a convenience store which has been pre-let to **Tesco** plus 2 smaller retail units having the benefit of A1, A2, A3 and A5 Planning consents. Completion of the retail element is anticipated March 2010. The rear section of the site has planning consent for a new residential scheme comprising a total of 53 units.

Regulated by R.I.C.S.



Accommodation

The property briefly comprises as follows:-

	ft ²	m ²
Ground Floor		
Unit 1 Pre-Let to Tesco	4365	405.51
Unit 2	1045	97.08
Unit 3	1045	97.08

Tenure

New Leases are available for a term of years to be agreed effective FRI basis subject to 5 yearly Rent Reviews.

Unit 1	Tesco	
Unit 2	£16,250 pax	available
Unit 3	£16,250 pax	available

Specification

The units will be completed to shell specification without shop frontages. The Landlord is prepared to discuss incentive packages with ingoing Tenants.

Code of Practice

The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square. London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: www.commercialleasecodeew.co.uk.

Costs

The Tenant will be responsible for the Landlord's Legal Fees incurred in the preparation, settling and completion of the Lease plus any VAT and Stamp Duty.

Viewing

By appointment with sole agents Lofthouse and Partners.

VAT

Figures quoted exclude VAT where chargeable.

Rateable Values

To be assessed upon completion of the development.

As a new occupier rights of appeal may exist against the assessments places. For further information please contact our Rating Department.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C2637

Prepared

17 Jan 2008

Revised

1 Oct 2010

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