



1-2 Lamberton Cottages 82a Durham Road North, Birtley DH3 1LU

- Ground Floor Retail Unit
- Excellent Passing Trade
- Suitable for a Variety of Uses
- Floor Area 27.8 sq. m. (300 sq. ft.)
- Ample Free Parking
- New Lease Terms Available

Rent: £5,400 per annum

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Location

The premises are located on A167 Durham Road, Birtley, Chester le Street. The unit occupies a prominent position north of the main shopping precinct within the town. The unit benefits from local residents, businesses and excellent passing trade.

Property

The unit is situated on the ground floor of a two-storey detached property with pitched slate roof.

The floor area is circa 27.8 sq. m. (300 sq. ft.), consisting open retail area, store and W.C facilities. The unit would suit a variety of other uses subject to the correct use class.

Tenure

Leasehold – A new is available, terms are conditions to be agreed.

Rent

£5,400 per annum

Building Insurance

£100 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £2,025.

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Costs

Deposit £500

First Months rent paid in advance £450

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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