



**54 Ashfield, Blackhill  
Consett, County Durham DH8 0RG**

- Ground Floor Retail Unit
- Within Residential Estate
- Situated on Shopping Parade
- Outhouse/Storage to Rear
- Floor Area circa 51.49 sq.m. (554.23 sq.ft.)
- Suitable for a Variety of Uses
- On Street Parking
- New Lease Terms Available

**Rent: £6,000 per annum**

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## Location

The unit is situated within a small retail parade on Ashfield & Rosedale Avenue, within a large residential housing estate.

The location is circa 2 miles North West of Consett Town Centre and 0.4 miles South East of Shotley Bridge. There is ample on street parking surrounding the Shopping parade.

## Description

The unit is located on the ground floor of a mid-terrace two story building with pitched slate roof.

The floor area is circa 51.49 sq.m. (554.23 sq.ft.) consisting open plan retail area, rear retail/store area and W/C facilities.

There is an outbuilding/storage area, accessible via rear yard.

## Rent

£6,000 per annum

## Insurance

The landlord will insure the building and recover the costs from the incoming tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

## Tenure

Leasehold – A new lease is available, terms and conditions to be agreed

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £1,525

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.

## 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.

**Ref: I218**

**Prepared 14<sup>th</sup> April 2025**

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