



39 Orchard Street, Birtley DH3 1PE

- Ground floor unit in mid-terrace sandstone building
- Net Internal Area 26.48 sq. m. (285.02 sq. ft.)
- Open-plan layout with kitchen/staff facilities
- Suitable for a variety of uses (STP)
- Parking to Rear
- Well-maintained and attractive unit

Rent: £6,000 per annum

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Location

Situated in the heart of Birtley town centre, 37 Orchard Street occupies a prominent and accessible position just off the busy A167 Durham Road – the main thoroughfare linking Chester-le-Street to Gateshead and Newcastle. The unit benefits from a central location within a well-established commercial area, surrounded by a mix of independent retailers, cafes, and service providers, with nearby national occupiers including Morrisons, Greggs, and Heron Foods. There are excellent transport links to the A1(M) less than 5 minutes away, the unit is well connected to the wider North East region.

Description

This well-presented ground floor retail/office unit forms part of a mid-terrace sandstone property, offering an excellent opportunity for a variety of occupiers including professional services, boutique retail, or consultancy practices.

The accommodation extends to 26.48 sq. m. (285.02 sq. ft.) and comprises:

- A bright and welcoming open-plan retail/office area
- A private office or consultation room
- A compact kitchenette
- Self-contained W.C. facilities

The unit benefits from a dedicated private entrance and private parking to the rear, providing added convenience for staff. The sandstone frontage offers a traditional aesthetic with good visibility and signage potential, ideal for businesses looking to enhance their street presence.

This versatile space would suit a range of small businesses seeking a professional yet accessible premises in an established location.

Tenure

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

Rent

£6,000 per annum (paid monthly in advance)

Deposit

1 Months rent

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £2,375

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

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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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