



## 42 Middle Street, Consett, DH8 5QJ

- Three Storey Retail/Office Building
- Floor Area circa 210.4 sq.m. (2,264.72 sq.ft.)\*
- Town Centre Location
- Suitable for a Variety of Uses (stpp)
- Ground Floor Fully Refurbished Offices
- Excellent Footfall & Passing Trade
- Turnkey Opportunity (Commercial)
- Residential Planning in Place\*

**Auction Guide Price: £90,000+**

For Sale by Auction. Live Online Auction, bidding starts Thursday 31<sup>st</sup> July 2025

Terms & Conditions apply, see website: [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

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## Location

The property is located on the corner of Middle Street and Mason Street, within walking distance of the town's Front Street. It is a pedestrianised street, which attracts very good footfall.

Consett is an expanding town, providing easy access to Newcastle and Gateshead, approx. 15 miles away, and Durham (also circa 15 miles south).

Nearby occupiers include Greggs, Specsavers, Barry's Bargain Superstore, Superdrug & Co-op Bank

## The Property

The unit is situated over a three storey corner building.

The ground floor is presented to a very high standard, there is a welcoming lobby area, with three separate office cubicles, at the front, a further office cubicle towards the rear and a communal waiting area, with kitchenette and w/c.

The landlord has recently installed motion lighting, into the office rooms, suspended ceiling has been refurbished, air conditioning throughout and newly laid lvt laminate flooring. This ensures the commercial element offers a turnkey opportunity.

There is ample free parking with a nearby public car park and short walking distance to bus routes.

The first and second floors have been stripped back, ready for any works required.

\*We have been informed that there is planning permission in place, to convert into residential use, however we would advise that you make your own enquiries.

Total floor area is circa 210.4 sq.m. (2,264.72 sq.ft.)

\*measurements are taken from VOA, therefore we advise that you make your own enquiries.

## Tenure

Freehold

## Auction Guide Price

£90,000+

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £12,500

## Auction

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## Legal Pack

For a full legal pack on this property please contact: The Agents Property Auction: 01661 831360

## 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: H981

Updated June 2025

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