- Two storey retail unit in town centre
- Floor area circa 249.96 sq.m. (2,690 sq.ft.)
- Large ground floor retail area, with workshop and storage
- Suitable for a variety of uses (stpp)
- Parking nearby
- 100% small business rates relief (subject to occupier status)
- New lease terms available



60 Front Street,
Consett,
DH8 5AL

Rent: £18,000 per annum

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Location
Front Street is situated in the heart of Consett town centre, occupying a prominent position, on the town's principle retail throughfare. The area benefits from excellent visibility and footfall, surrounded by a mix of established national and independent retailers, cafes, bars and local amenities. There are links to the wider County Durham via A692 and A691, with Newcastle upon Tyne approx. 14 miles, to the north.

A well-established market town, Consett serves a substantial local catchment population and continues to attract a diverse range of occupiers.

Description
A substantial mid terrace two storey property consisting ground floor retail area, with rear storage and workshop, first floor WC and offices, as well as an additional loft conversion area, at the rear – also useful for storage.

The property had been used, by a local butchers, for a very long time, therefore there will be some refurbishment required, to which the landlord is prepared to work with the in-going tenant on, via incentives.

A great opportunity, for an owner operator, with nearby businesses including cafes, takeaways, Wetherspoons, and public house.

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Parking
There is no designated parking allocated to the property; however, there is on street parking nearby and within some of the side streets, subject to availability.

Floor Area
249.96 sq.m. (2,690 sq.ft.)

Rent
£18,000 per annum

Deposit / Upfront Requirements
The upfront requirements will be assessed on a case-by-case basis, having regard to the prospective tenant's covenant strength and overall circumstances.

Lease Terms
Leasehold - The property is available by way of a new lease on terms to be agreed.

Viewing Arrangements
Strictly by appointment through this office.





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Rateable Value
The 2026 Rating List entry is Rateable Value £5,000

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.

EPC Rating
D

Information 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 I558
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