

TO LET

45 Cheapside, Spennymoor, DL16 6QF

Rent: £18,000 per annum



- ❖ Ground floor retail unit
- ❖ Useable floor area of 118 sq m/1273 sq ft
 - ❖ Prime position on high street
- ❖ Nearby occupiers including Iceland, Co-op and Home Bargains
 - ❖ Free car parking to rear

Description

Ground floor retail unit occupying a prominent corner position in the centre of Spennymoor, County Durham. The property was formerly used within use class A1 (retail) but would suit other uses from A1-A5 subject to obtaining any necessary planning consents.

Location

The unit is located on Cheapside which is the prime high street position within the town Spennymoor with occupiers including Coral, Boots, Evans & Co Solicitors, William Hill, Spennymoor Library and Wetherspoons. To the rear of the property is a modern retail development which includes Co-op, Iceland, Home bargains and the Post Office as well as a substantial free car park.

Accommodation

The accommodation is well appointed and includes a corner display window with electric roller shutters and suspended ceiling. The useable floor area are as follows:

Area	Area (sq ft)	Area (sq m)
Sales	1124	105
Stores	58	5.48
Kitchen	84	7.82
WC	N/A	N/A
Total	1273	118

Services

As far as we are aware the property has independent supplies of water and electricity in addition to main drainage.

Interested parties should make their own inquiries in this regards.



Energy Performance Certificate

The Energy Performance Certificate has been commissioned and the Full Certificate and Rating are available upon request.

Terms

The premises are available on a new lease at a rent of £18,000 per annum exclusive of business rates and all other outgoings.

Rating Assessment

Currently part of a larger assessment please contact the local authority for more information.

Contact Information

Please contact the following for more information:

- Greig Cavey Commercial: 01429 275 791
- Vicky: vicky.hewitson@greigcavey.com
- Simon: simon.cavey@greigcavey.com

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