

TO LET

Unit 5, Cotsford Lane, Horden, SR8 4JJ

Rent: £9,000 per annum



- ❖ Ground floor retail unit with basement storage
- ❖ Useable floor area of approximately 115.58sq.m / 1244sq.ft
 - ❖ Prominent visible location
- ❖ Adjoining occupiers include Greggs and Sainsburys Local
- ❖ Zero business rates subject to qualification criteria

Description

Ground floor retail unit situated in a prominent position with frontage onto the coast road in Horden. The property was previously used as a retail shop and would suit a variety of uses within Use Class E. In 2015, planning consent was granted for a hot food takeaway but this was not implemented and the consent has now lapsed.

Location

The property is located in Horden which is situated to the east of Peterlee, to the south of Seaham and Sunderland and to the north of Hartlepool. The property forms part of a popular and busy parade with good visibility from the A1068/coast road. The parade includes Sainsburys Local and Greggs.

Accommodation

The property is well appointed with a modern shop front, electric roller shutters and suspended ceiling. The accommodation is configured as follows:

Area	Size (sq m)	Size (sq ft)
Sales	42.01	452
Kitchen	22.41	241
Office	6.21	67
Staff Kitchen	25.97	279
WC	n/a	n/a
Basement	18.42	198.27
Total	115.58	1244

Terms

The premises are available on new effective fully repairing and insuring lease for a term to be agreed at a rent of £9,000 per annum plus VAT, exclusive of Business Rates and all other outgoings. The landlord reserves the right to request a rental deposit.

Services

The property has benefit of mains supplies of water and electricity in addition to mains drainage.

Energy Performance Certificate

The Energy Performance Certificate Asset Rating is 120 (Band E). Full certificate available on request.

Rating Assessment

£6,000 Obtained from the Valuation Office Agency (www.voa.gov.uk)

The UBR for the period 2021/2022 is 51.2p in the pound. Rates payable are therefore £307.02 less any Small Business Relief or any other discounts, which might be applicable.

Please contact your local authority for more information.

Contact Information

For further information and viewings please contact Greig Cavey Commercial Limited on 01429 275791 or e-mail enquiries@greigcavey.com



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