



FOR SALE

1 HARTINGTON STREET

CONSETT, DH8 6AA

COMMERCIAL UNIT

287 SQ M (3,089 SQ FT)

Bradley Hall

DESCRIPTION

The property comprises an end-terraced, two-storey commercial building arranged to provide four separate units.

The ground floor is split into two commercial units, one of which is currently utilised as a kitchen showroom and sales shop, providing open-plan retail/showroom accommodation. The second ground floor unit is occupied as a tattoo parlour.

At first floor level, there are two further commercial units. One was previously used as a beauticians, while the other is occupied as an electrician’s office. The first floor accommodation also benefits from mezzanine space and associated ground floor storage, providing flexible ancillary accommodation.

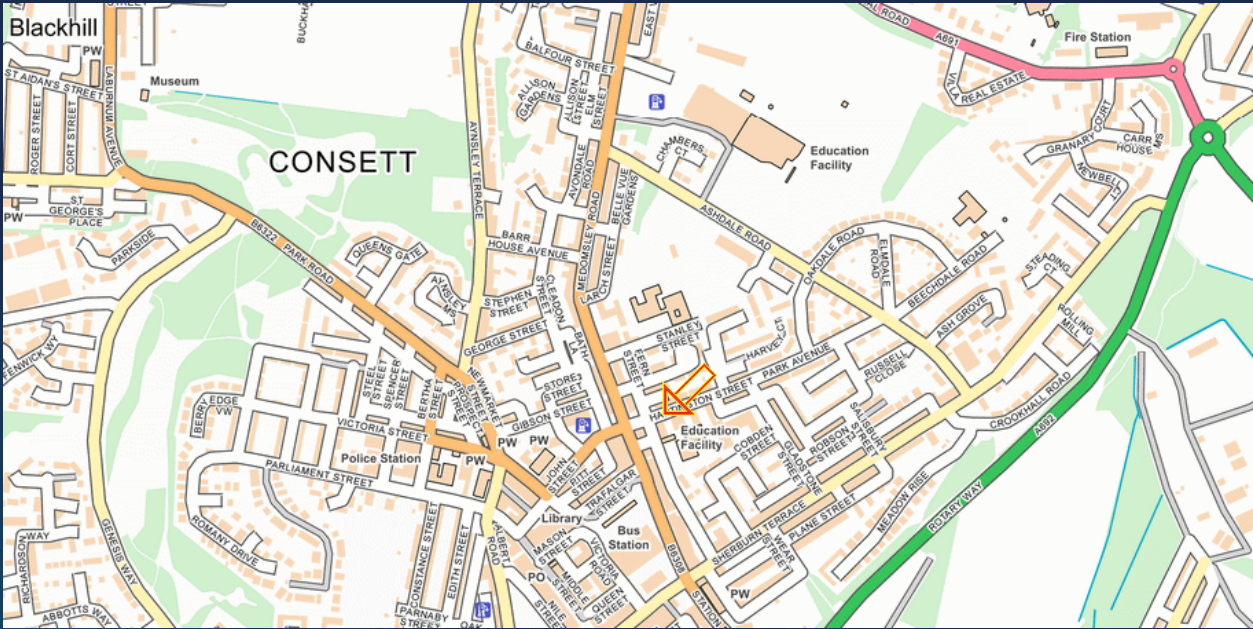
The property may appeal to owner occupiers, investors or purchasers seeking a mixed commercial asset with multiple occupation potential, subject to any necessary consents.

KEY SPECIFICATION

- End-terraced two storey commercial property
- Arranged as four separate commercial units
- Flexible retail, office, studio and storage accommodation
- Potential investment or owner-occupier opportunity
- Established location within walking distance of Consett town centre
- Suitable for a variety of commercial uses STPP

USE

Suitable for a variety of commercial uses under use class E



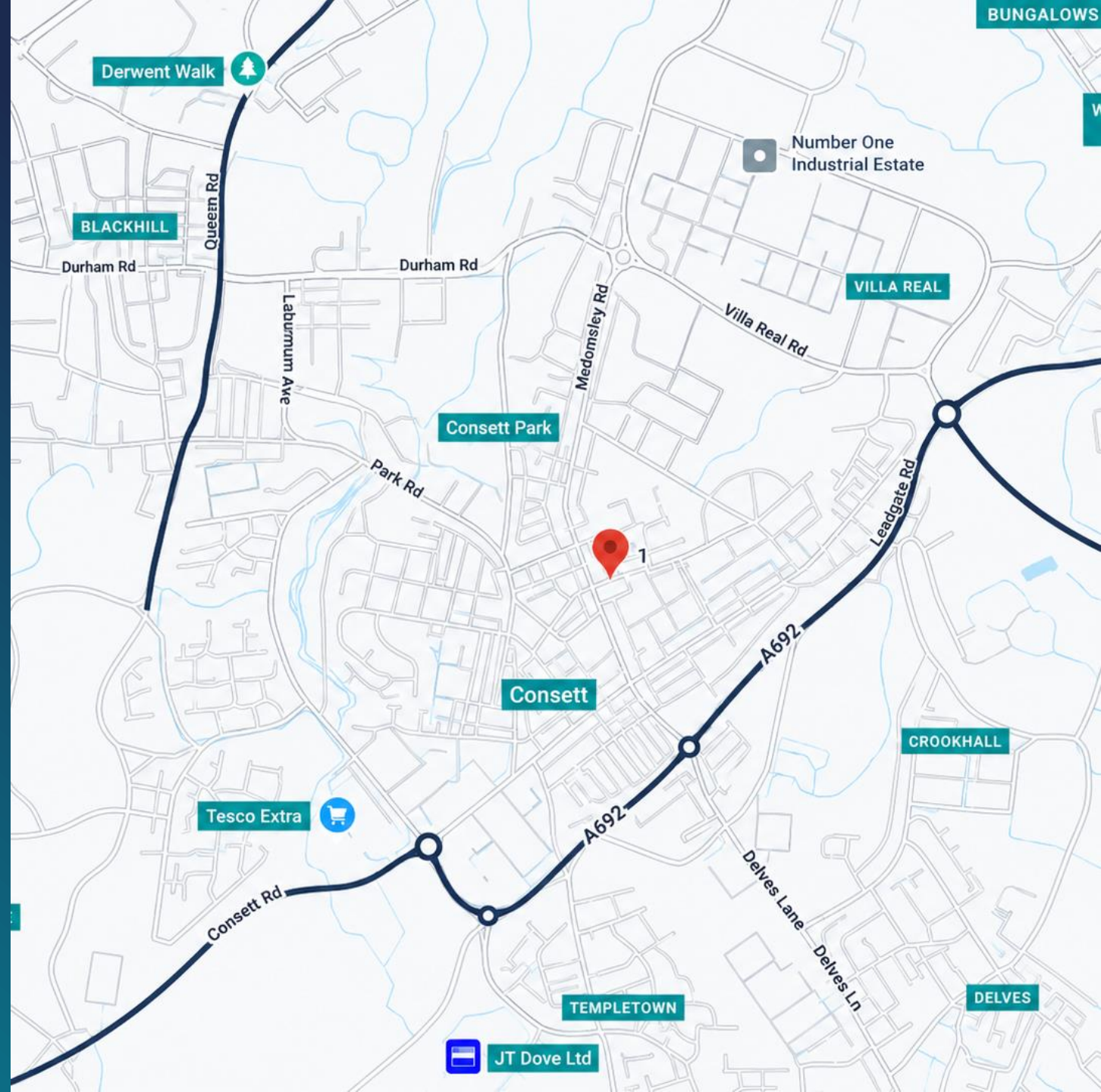
ADDRESS	DESCRIPTION	SQ M	SQ FT
1A HARINGTON STREET	Former kitchen showroom/sales shop	127.60	1,373
1B HARINGTON STREET	Former tattoo studio	47.43	510.53
1C HARINGTON STREET	Former beautician	49.92	537
1D HARINGTON STREET	Former electricians office	62.07	668
TOTAL		287.02	3,088.53

LOCATION

The property is situated on Harington Street, Consett, within close proximity to Consett town centre and the town's main retail, leisure and commercial amenities. The surrounding area comprises a mix of retail, office, leisure and residential uses, with nearby occupiers including local shops, cafés, restaurants and service-based businesses.

Consett is a well-established market town in County Durham, serving a sizeable local and surrounding residential catchment. The town benefits from good road connections to nearby settlements including Stanley, Shotley Bridge, Leadgate and Annfield Plain, with wider access available towards Durham, Newcastle upon Tyne and the A1(M). Public transport links are also available within the town centre, providing regular bus services to the surrounding area.

The property's position close to the town centre makes it suitable for a range of commercial occupiers, particularly those seeking accessible retail, showroom, office or service-based accommodation in an established local trading location.



BUSINESS RATES

ADDRESS	DESCRIPTION	RATEABLE VALUE	ESTIMATED RATES PAYABLE
1A HARINGTON STREET	Former kitchen showroom/sales shop	£5,800	£2,894.2
1B HARINGTON STREET	Former tattoo studio	£3,650	£1,821.35
1C HARINGTON STREET	Former beautician	£3,350	£1,671.65
1D HARINGTON STREET	Former electricians office	£2,000	£998

The current business rates represent the prior tenants. A new owner should look to have the property reinspected by the Valuation Office Agency

EPC

TBC



TERMS

The freehold of the property is available to purchase with our client seeking offers in the region of £215,000 + VAT

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall Newcastle

CONTACT

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Bradley Hall



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. **2)** all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them **3)** no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor **4)** no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458 **5)** All details are provided Subject to Contract

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