



RETAIL UNIT IN STANLEY TOWN CENTRE

96, Unit 7 Front Street, Stanley, DH9 0HU

- + £110 per week (£5,720pa)
- + Total area 146sqft (13.58sqm)
- + Prominent position with high footfall
- + Retailers nearby include Asda Shopping Centre, Iceland Foods, Greggs, Boots, Lloyds and Barclays Bank and many others.
- + Situated opposite Asda, Aldi and Stanley's main bus station.



Thrower Stone Group

0191 477 5777 | lettings@throwerstone.co.uk



07920 522 713 | www.throwerstone.co.uk

Location

The property is located in Stanley which is situated approximately 9 miles north west of Durham City centre and 10 miles south of Newcastle upon Tyne. The town of Stanley benefits from good transport links lying in close proximity to the A693. The premises are located in a prominent position on Front Street which is one of Stanley's main retail thoroughfares and is adjacent to Stanley Bus Station. The property is situated opposite Aldi's main entrance. Other occupiers on Front Street include Asda Shopping Centre, Iceland Foods, Greggs, Boots, Lloyds and Barclays Bank and many others.

Description

This centrally located shop is ideal for starting or relocating your business. This unit has been previously used as a barber shop who outgrew the shop and moved to one of our neighbouring units. and could be used to start any business you choose. The property has a Class E license and also has rear access for loading. The unit is clean and tidy and is available for immediate occupation.

Accommodation

The accommodation comprises the following approximate Net Internal Areas:

Ground Retail Zone A:	4.16sqm	(45sqft)
Ground Office:	9.42sqm	(101sqft)
Total Area:	13.58sqm	(146sqft)

Lease Terms

The unit is available via a new full repairing and insuring lease for a term of years to be agreed, subject to regular rent reviews at a commencing rent of £5,720 per annum exclusive.

Business Rates

The current rating assessment is as follows: Shop & Premises £880

The business may be eligible for small business rate relief which in some circumstances can equate to 100% rate relief.

For further information please contact Stanley Town Council.

Legal Costs

The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the Lease.

VAT

All figures quoted are exclusive of VAT where chargeable.

Viewing

By appointment through sole agents, Thrower Stone Group.

Subject to Contract



Misrepresentation Act 1967: Conditions under which these particulars are issued - All details in these particulars are given in good faith, but Thrower Stone Group for themselves and for the vendor(s) or lessor(s) of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Thrower Stone Group have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Thrower Stone Group, for themselves or for the vendor(s) or lessor(s) and are not.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The vendor(s) or lessor(s) do not make, give or imply, nor do Thrower Stone Group or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.
5. Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT

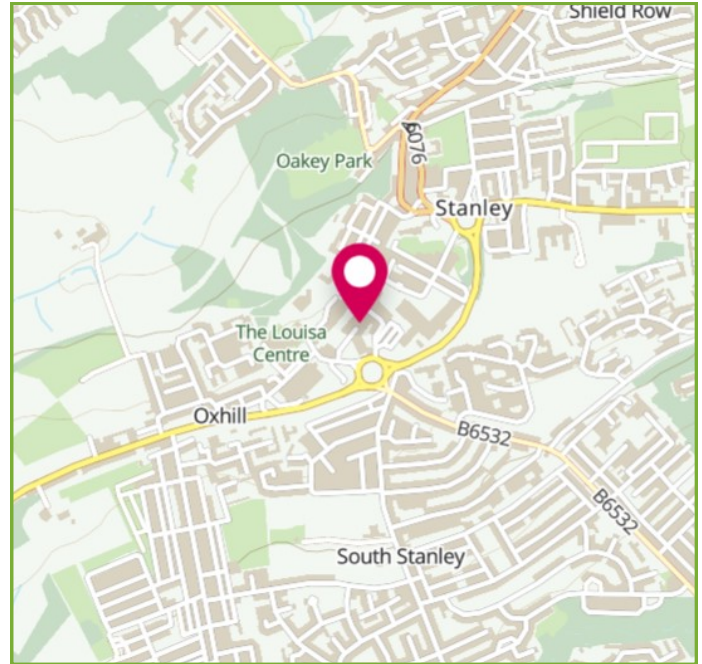
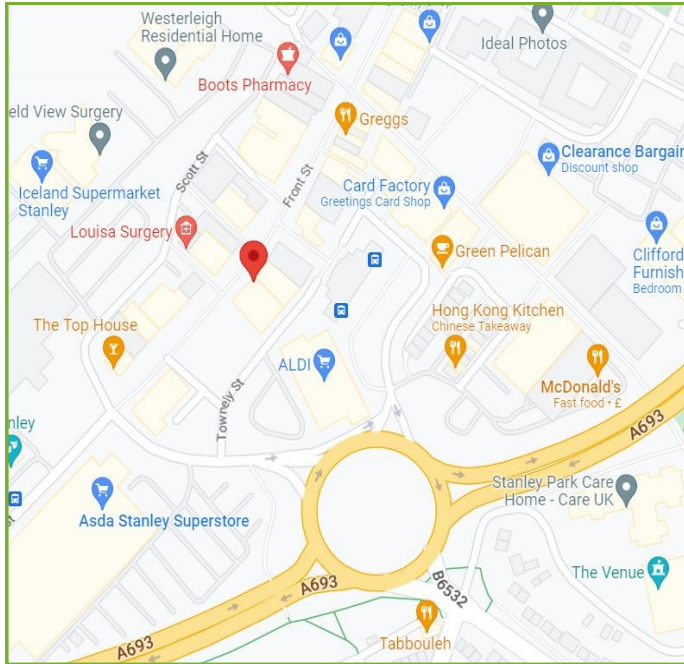


Thrower Stone Group

0191 477 5777 | lettings@throwerstone.co.uk



07920 522 713 | www.throwerstone.co.uk



Misrepresentation Act 1967: Conditions under which these particulars are issued - All details in these particulars are given in good faith, but Thrower Stone Group for themselves and for the vendor(s) or lessor(s) of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Thrower Stone Group have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Thrower Stone Group, for themselves or for the vendor(s) or lessor(s) and are not.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The vendor(s) or lessor(s) do not make, give or imply, nor do Thrower Stone Group or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any

