



RETAIL UNIT IN WHEATLEY HILL

27 Granville Terrace, Wheatley Hill, County Durham, DH6 3JQ

- + £ 5720 per annum (£110pw)
- + Total area 680sqft (63sqm)
- + Ideal for a start or relocating business
- + Retailers nearby include a Pizza Shop, Pharmacy, Opticians, Tanning and Beauty Studio, Fruit & Veg shop and more.
- + Street Parking outside property
- + Secured with Electric External Roller Shutter



Thrower Stone Group

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Location:

The property is situated on Granville Terrace in Wheatley Hill which is a village in County Durham. There is easy access to the property from the A19. It is conveniently located on the high street and is close to the local schools, many shops and bus routes. Retailers nearby include, Coop food, Pizza Shop, Fruit & Veg Shop, Pharmacy, Opticians, Tanning and Beauty Studio and more.

Description:

This exceptional former café presents a fantastic opportunity for a start-up or an established business looking to relocate. Offering a generous retail space, this unit is ideal for a variety of business ventures, with strong demand in the area for a café, boutique, or specialty shop. The layout includes a welcoming front retail area, two additional rooms perfect for staff use or storage, and a rear backyard. Convenient W/C facilities are also included. The property is well-maintained and secure, featuring electric external roller shutters for added peace of mind. An added bonus - existing equipment is available for sale, providing a turn-key opportunity for those looking to set up quickly.

Accommodation:

The accommodation comprises the following approximate Net Internal Areas:

Ground Floor Internal Storage:	51.77 sqft (14.1 sqm)
Ground Floor Internal Storage:	103.33 sqft (9.6 sqm)
Ground Floor Internal Storage:	108.71 sqft (10.1 sqm)
Ground Floor Retail Zone A:	258.33 sqft (24.0 sqm)
Ground Floor Staff Toilets:	60.27 sqft (5.6 sqm)

Total Area: 682.43sqft (63.4sqm)

Lease Terms:

The property is available on a new full repairing and insuring lease for a term of years to be agreed, with regular rent reviews. The starting rent is £5720 per annum (£110 per week), exclusive.

Business Rates:

The current rating assessment is as follows: Shop & Premises £3000.

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 Local Council.

Legal Costs:

The tenant will be responsible for reasonable legal costs for set up 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 -

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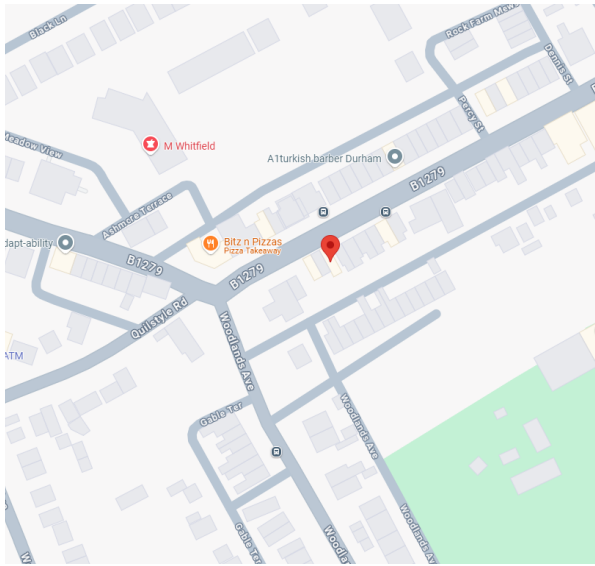


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