



16 Rosedale Avenue, Consett, County Durham DH8 0DZ

- Ground Floor Retail Unit
- New Flexible Lease Terms
- Roller Shutters
- Floor Area circa 40 sq. m. (430 sq. ft.)
- Suitable for a Variety of Uses
- On Street Parking

Rent: POA

COMMERCIAL

Location

The unit is situated within a small retail parade on Rosedale Avenue within a large residential housing estate. The location is circa 2 miles North West of Consett Town Centre and 0.4 miles South East of Shotley Bridge. There is ample on street parking surrounding the Shopping parade.

Description

The unit is located on the ground floor of a mid-terrace two story building with pitched slate roof. The floor area is circa 40 sq. m. (430 sq. ft.) consisting open plan retail area, office/store and W/C facilities.

Rent

POA

Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £1,550

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: I159 (Version 1)

Prepared 31st January 2025

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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