

Retail | Office | Industrial | Land



### 42 Middle Street, Consett, DH8 5QJ

- Three Storey Retail/Office Building
- Floor Area circa 210.4 sq.m. (2,264.72 sq.ft.)\* Excellent Footfall & Passing Trade
- Town Centre Location
- Suitable for a Variety of Uses (stpp)
- Ground Floor Fully Refurbished Offices
- Turnkey Opportunity (Commercial)
- Residential Planning in Place\*

### **Auction Guide Price: £90,000+**

For Sale by Auction. Live Online Auction, bidding starts Monday 31st March 2025 Terms & Conditions apply, see website: www.agentspropertyauction.com



### **COMMERCIAL**

#### Location

The property is located on the corner of Middle Street and Mason Street, within walking distance of the town's Front Street. It is a pedestrianised street, which attracts very good footfall.

Consett is an expanding town, providing easy access to Newcastle and Gateshead, approx. 15 miles away, and Durham (also circa 15 miles south).

Nearby occupiers include Greggs, Specsavers, Barry's Bargain Superstore, Superdrug & Co-op Bank

#### The Property

The unit is situated over a three storey corner building.

The ground floor is presented to a very high standard, there is a welcoming lobby area, with three separate office cubicles, at the front, a further office cubicle towards the rear and a communal waiting area, with kitchenette and w/c.

The landlord has recently installed motion lighting, into the office rooms, suspended ceiling has been refurbished, air conditioning throughout and newly laid lvt laminate flooring. This ensures the commercial element offers a turnkey opportunity.

There is ample free parking with a nearby public car park and short walking distance to bus routes.

The first and second floors have been stripped back, ready for any works required.

\*We have been informed that there is planning permission in place, to convert into residential use, however we would advise that you make your own enquiries.

Total floor area is circa 210.4 sq.m. (2,264.72 sq.ft.) \*measurements are taken from VOA, therefore we advise that you make your own enquiries.

#### Tenure

Freehold

#### **Auction Guide Price**

£90,000+

#### Viewing

Strictly by appointment through this office.

#### **Rateable Value**

The 2024 Rating List entry is Rateable Value £12,500

#### Auction

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#### **Legal Pack**

For a full legal pack on this property please contact: The Agents Property Auction: 01661 831360

#### **Important Notice**

- 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.
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- 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**: H981

**Updated February 2025** 

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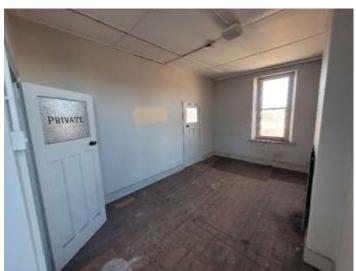












Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this 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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