



## 8 Front Street, Shotley Bridge, Co Durham DH8 0HH

- Two Storey Retail Unit
- Floor Area 86.6 sq. m. (932 sq. ft.)
- Suitable for a Variety of Uses
- Formerly a Café & Showroom
- Prominent Main Road Position
- Presented to a High Standard

**Rent: £15,000 per annum**

# COMMERCIAL

## Location

The property is located in the centre of Shotley Bridge which is a popular residential village to the south of Consett. It is easily found on the A694 approximately 15 miles south west of Newcastle upon Tyne.

## Description

This is a two-storey, mid-terrace property constructed from traditional sandstone, featuring a pitched slate roof. The unit offers a net internal area of 86.6 sq. m. (932 sq. ft.). Previously occupied by a café and more recently used as a showroom, the property offers significant flexibility and could accommodate a variety of commercial uses, subject to obtaining the appropriate planning consent and use class.

## Tenure

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

## Rent

£15,000 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £6,400

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: I187 (Version 1)**

**Prepared: 06<sup>th</sup> March 2025**



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