



RETAIL UNITS, REGENTS COURT, REGENTS PARK, CONSETT, CO. DURHAM, DH8 5FA

- **New local centre within residential development of 800 dwellings known as Regents Park and Berry Edge**
- **On Coast-to-Coast cycle route offering good views**
- **Last two units remaining**
- **Suitable for use as a café or retail use**

Retail Units To Let

LOCATION

Consett is a popular market town located approximately 12 miles south-west of Newcastle upon Tyne and 11 miles north-west of Durham.

The town has seen a significant amount of residential and commercial development over recent years. Outline planning consent has been granted for the construction of a new hospital and other commercial and residential developments.

The property is located within modern residential developments known as Regents Park and Berry Edge, which, when complete will provide over 800 houses.

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youngsRPS 
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

The property has recently been constructed and comprises a total of four single storey retail units, with associated car parking and landscaping. The development is situated adjacent to the Coast-to-Coast Cycle way, and will therefore attract custom from visitors, as well as local residents in Regents Park and Berry Edge and the surrounding area.

The units are single storey, of brick construction under a pitched, tiled roof with powder coated aluminium framed double glazed windows and doors.

Internally, the units are finished to a shell condition to allow tenants' fit out and comprise an open plan retail area with an accessible w.c. and kitchen area.

There is a shared car park within the development.

ACCOMMODATION

Each of the units provide the following net internal areas:

Unit 1	92.98 sq m	(1,001 sq ft) available
Unit 2	LET	
Unit 3	LET	
Unit 4	92.98 sq m	(1,001 sq ft) available



Newly constructed units

SERVICES

We understand that mains, electricity, water and drainage are connected to the properties. Gas connection is available on site.

RATEABLE VALUE

Rating assessments for the units are currently awaited. However, it is anticipated that occupiers may benefit from small business rates relief and therefore it is unlikely that business rates will be payable.

RENT

Each unit is available to let on a full repairing and insuring basis at a rent of £10,750 per annum.

The tenants will also be responsible for payment of an estate service charge to reimburse the landlord the cost of maintaining the landscaped areas and common parts of the development. The initial charge is estimated to be around £1.51 per sq ft. Further details are available on request.

The properties are elected for VAT and therefore VAT is payable on the rent and all other charges.

LOCAL AUTHORITY

Durham County Council, County Hall, Durham.

Tel: 03000 260000



Typical interior



Location plan

All figures quoted above are exclusive of VAT where chargeable.

VIEWING

Strictly by appointment with sole agents, YoungsRPS.

ENERGY PERFORMANCE CERTIFICATE

The properties will be assessed for their EPC Rating on completion of the development.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

Particulars amended April 2024

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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