

GEORGE F. WHITE



23 CHURCH STREET

CROOK ▪ COUNTY DURHAM ▪ DL15 9BG

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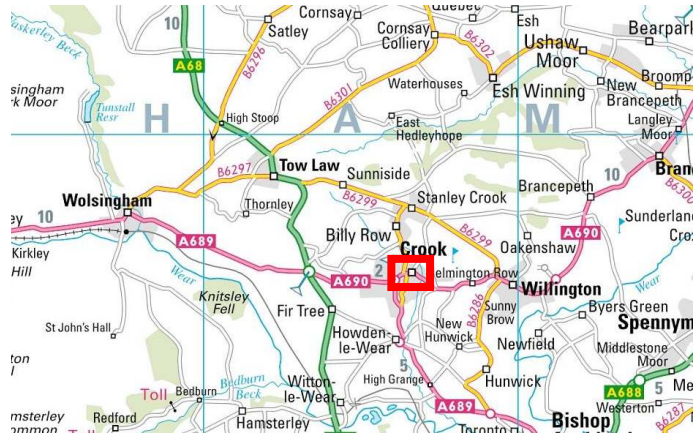
CROOK • COUNTY DURHAM • DL15 9BG

Bishop Auckland 5 Miles • Spennymoor 8 Miles • Durham 9 Miles

- ◇ Double-Fronted Ground-Floor Retail Space
- ◇ Prominent High Street Location
- ◇ Conveniently Located for Market Place Public Car Park
- ◇ Premises To Be Refurbished Prior to Occupation
- ◇ Full Repairing & Insuring Lease Terms

Guide Rent: £6,000 per annum

Wolsingham 01388 529579
wolsingham@georgefwhite.co.uk



Location

The property is situated along Church Street/A690 which is the main transport route through Crook. Other local commercial offerings include solicitors, estate agents, takeaway restaurants amongst a miscellaneous array of other retail outlets. Further amenities are also available in other regional centres including Durham, Bishop Auckland and Spennymoor; all of which are situated within a 10 mile radius of the property.

Description

The property comprises mid-terrace ground floor retail unit offering a double frontage in a prominent high street location, and is well located for local public car park facilities with the Market Place public carpark situated less than 50 metres from the property. Having most recently been used as an estate agency firm, the premises lend themselves to a variety of retail trades or professional services.

Accommodation

The approximate available floor areas for the property are as follows:-

Main Sales Area:	33 m ² / 352 ft ²
Ancillary Offices:	19 m ² / 201 ft ²
Kitchen:	4 m ² / 44ft ²
W.C.	

Lease Terms

The premises are available to let at an initial rent of £6,000 per annum on a Full Repairing and Insuring basis, for a term of years to be agreed.

Energy Performance Certificate

The property has an Energy Performance Asset Rating of D/82. A copy of the certificate is available upon request.

Business Rates

Rateable Value: £5,100

The premises are within the 2019/20 threshold for 100% Small Business Rates Relief.

Local Authority

Durham County Council

Tel: 03000 26 0000

Web: <http://durham.gov.uk/>

VAT

All figures are net of VAT where applicable

Costs

Each party is to bear their own costs in the preparation of leasehold documentation in relation to the property under the Cost of Leases Act 1958.

Viewing

Viewings are to be carried out by prior appointment with George F White only.

Further Information

For further information, please contact either James Carruthers or Victoria Huntley on:

Telephone: 01388 529531

0191 6053486

Email: jamescarruthers@georgefwhite.co.uk
victoria.huntley@georgefwhite.co.uk

IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/ boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



8 Front Street, Wolsingham
County Durham DL13 3AA

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