

TO LET

10 High Street, Sedgefield, TS21 2AR

Rent: £20,000 per annum



- ❖ Ground floor retail unit
- ❖ Popular village location
- ❖ Nearby occupiers include Co-op, Impeccable Pig & Number 4
 - ❖ Floor area of approx. 98 sq m / 1,055 sq ft
 - ❖ Currently fitted out as a hair & beauty salon

Description

Ground floor retail unit which is currently fitted out as a hair and beauty salon. There are a number beauty rooms which could be removed (subject to landlords consent) to create more open space if required.

Location

The property is situated in Sedgefield which is easily accessible from the A19 and A1 via the A689. The property is located in the centre of the village with nearby occupiers including Co-op Supermarket, Robinsons estate agency, Sedgefield Dental Practice, Co-op Funeral Care, Number 4 and the Impeccable Pig as well as a variety of independent local retail businesses, hair salons, hot food takeaways, restaurants and public houses.

Accommodation

The accommodation extends to approximately 98 sq m / 1,055 sq ft. The property is currently configured to provide a salon area, 4 beauty rooms, a kitchen and WC. The property is well appointed and has been fitted out to a high standard to include fitted units, sinks, spot & feature lighting, a double fronted display window with 7.5m frontage and gas central heating.



Services

As far as we are aware the property has mains supplies of gas, water and electricity in addition to mains drainage.

Energy Performance Certificate

An Energy Performance Certificate has been commission and will be available on request.

Terms

Available by way of a new effective full repairing and insuring lease for a terms of years to be agreed at a rental of £20,000 per annum.

The landlord reserves their right to request a rental deposit.

Rating Assessment

£13,250 Obtained from the Valuation Office Agency (www.voa.gov.uk). The UBR for the period 2024/2025 is 54.6p in the pound. Rates payable are therefore £7,234.5 less any Small Business Relief or any other discounts, which might be applicable. Please contact your local authority for more information.



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