

## TO LET

5 High Street, Sedgfield, TS21 2AU

Rent: £25,000 per annum



- ❖ 2 Storey property for commercial use
- ❖ Popular village location
- ❖ Planning permission for conversion into Day Nursery
- ❖ Rent-free period available to contribute towards conversion/ fit out
- ❖ Total Floor area of approximately 126.36 sq m/ 1,360.19 sq. ft with garden



## Description

Two storey house which has planning permission for conversion into a Day Nursery under planning reference DM/21/02445/FPA. The property requires investment convert and fit out which the landlord is willing to contribute to by way of a rent free period or a reduced rent. Other uses such as retail, office or medical would be suitable subject to planning and landlords consent.

## 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 property currently provides three reception rooms, kitchen, and WC on the ground floor which extends to approximately 70.37 sqm / 757.51 sq. ft. The first floor provides three bedrooms, a bathroom, WC and storage cupboards which extends to approximately 55.99 sqm / 602.68 sq. ft.



## Services

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

The property has gas central heating.

## Energy Performance Certificate

Energy Performance Asset Rating – Band D (66). Full Certificate available upon request.

## Terms

Available by way of a new full repairing and insuring lease, for a terms of years to be agreed at a rental of £25,000 per annum.

The landlord reserves their right to request a rental deposit.

## Rating Assessment

The property is not currently assessed for business rates.

Please contact the Local Authority for further information.



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