

## TO LET

**1A Main Street, Ferryhill, DL17 8LA**

**Rent: £9,000 per annum**



- ❖ Single storey retail unit or office
- ❖ Prominent position in the centre of Ferryhill
  - ❖ Includes staff / customer car park to rear
- ❖ Usable floor area of approx. 69 sq m / 748 sq ft
  - ❖ Includes full gas central heating

## Description

Single storey retail unit situated in a prominent position close to the centre of Ferryhill. Past uses include office and hair/beauty salon. Small Business Rates Relief is likely to be available at 100% for this property.

## Location

The property is situated in an area which principally comprises of retail occupiers including hot food takeaways, charity shops, solicitors and estate agents. Notable occupiers include B & M Stores, Greggs and Boots. The property is situated a short distance from Ferryhill Business & Enterprise College.

## Accommodation

The property extends to approximately 69 sq m / 748 sq ft. Internally the property comprises of a sales area/salon, beauty room/store and a back shop with WC. The property has gas central heating and external roller shutters. To the rear of the property is a car park which provides off street car parking for approximately 6 cars.



## Services

As far as we are aware the property has mains supplies of gas, water and electricity in addition to mains drainage. Interested parties should satisfy themselves in this regard.

## Energy Performance Certificate

An Energy Performance Certificate has been commissioned and is available on request.

## Terms

The premises are available to let by way of a new full repairing and insuring lease, at a rent of £9,000 per annum exclusive of business rates and all other outgoings. The landlord reserves their right to request a rental deposit.

## Rating Assessment

£5,400 Obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). The UBR for the period 24/25 is 54.9p in the pound. Rates payable are therefore £2,964.60 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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