

**6 WEEK COMPLETION**



**SITUATION**

Occupying a prominent trading position in the pedestrianised town centre adjacent to **Dominos** and **Select** and amongst such occupiers as **HSBC, Co-Op Pharmacy, Specsavers, Greggs, Superdrug, Britannia** and many others. Consett market takes place along Middle Street on Thursday, Friday & Saturday. Consett is a busy town which lies midway between Durham and Newcastle-Upon-Tyne with excellent road access via the A1(M).

**PROPERTY**

Comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first floor level.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	20'10"
Internal Width	17'8"
Shop Depth	31'0"
Built Depth	49'3"

**First Floor Ancillary**

Area Approx	365 sq ft
WC	

**VAT is payable in respect of this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Age Concern Trust Corporation (See Tenant Profile)** for a term of 10 years from 13th January 2008 at a current rental of **£15,000 per annum** exclusive.

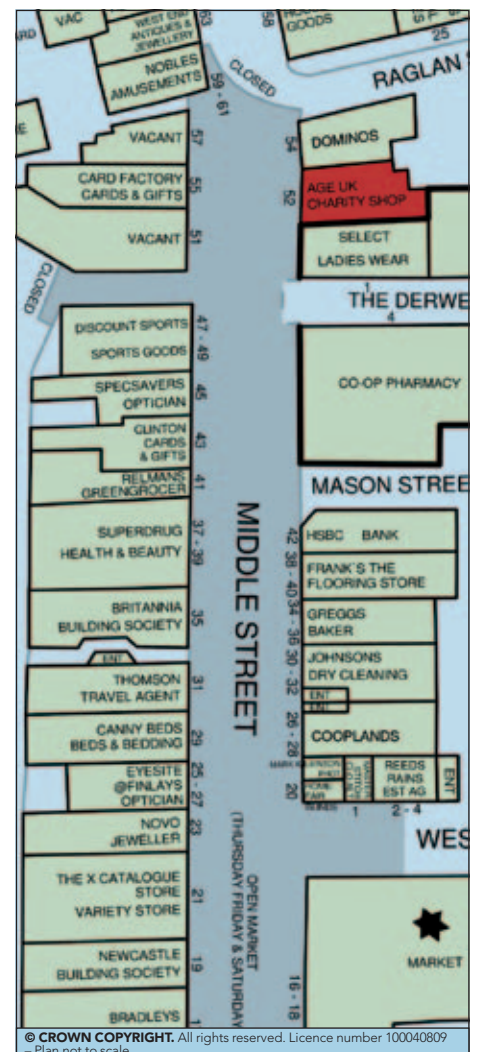
**Rent Review January 2013 (Outstanding - Landlord quoted £18,000 p.a.)**

**TENANT PROFILE**

**Age Concern Trust Corporation is a subsidiary of Age UK which was formed in 2009 by a merger between Age Concern and Help the Aged and which currently trades from 450 outlets (Source www.ageuk.org.uk).**

**£15,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**



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- Plan not to scale

**VENDOR'S SOLICITORS**

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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £600 (including VAT) upon exchange of contracts