

**Busy Town Centre | GOOD FOOTFALL
ELECTRIC SHUTTERS | Rent £95 pw**



FORMER TATTOO SHOP IN MURTON

Woods Terrace, Murton, Seaham, County Durham SR7 9AD

- £4,940 per annum (£95pw) exclusive
- Total area 462 sqft (43sqm)
- Prominent position with good footfall
- Close to public transport links
- On-street parking available
- Retailers nearby include the Coop and local retailers such as a florist, pizza shop, homeware shop and hairdressers.
- 5 minute drive from Dalton Park Outlet
- Rear ancillary space



Thrower Stone Group

0191 477 5777 | lettings@throwerstone.co.uk



Call or Whatsapp | www.throwerstone.co.uk

Location

Murton is a town located in County Durham, just a few miles from Seaham, South Hetton, Easington, & Houghton-le-spring, with a combined population of 70,000 people.

This prime commercial property is located at the bottom of the main road, Woods Terrace, with excellent public transportation links and nearby retailers such as Co-op.

Description

The accommodation comprises of retail space with staff and storage/ loading area to the rear of the ground floor. The unit is secure and benefits from external electric shutters to the front. There is a common/ shared service yard to the rear.

Premises

The premises comprises the following approximate Net Internal Areas.

Ground Sales 462 sq ft (43 sq m)

Lease Terms

The unit is available via a new full repairing and insuring lease for a term of years to be agreed, subject to regular rent reviews at a commencing rent of £4,940 per annum exclusive.

Business Rates

The current rating assessment is as follows: Shop & Premises £4,200.

The business may be eligible for small business rate relief which in some circumstances can equate to 100% rate relief.

For further information please contact Durham County Council.

Legal Costs

The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the Lease.

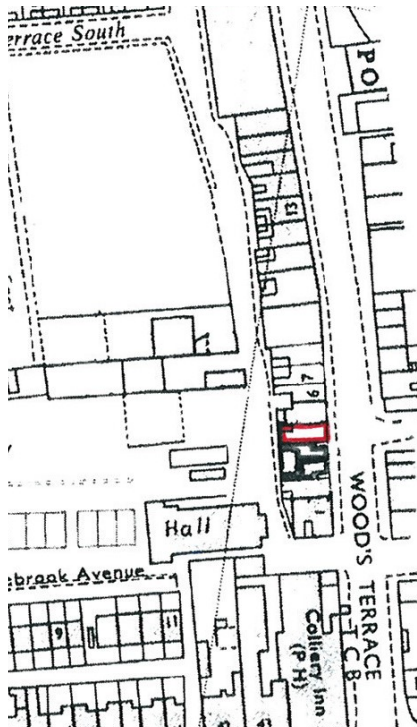
VAT

All figures quoted are exclusive of VAT where chargeable.

Viewing

By appointment through sole agents, Thrower Stone Group.

Subject to Contract



Misrepresentation Act 1967: Conditions under which these particulars are issued - All details in these particulars are given in good faith, but Thrower Stone Group for themselves and for the vendor(s) or lessor(s) of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Thrower Stone Group have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Thrower Stone Group, for themselves or for the vendor(s) or lessor(s) and are not.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The vendor(s) or lessor(s) do not make, give or imply, nor do Thrower Stone Group or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.
5. Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT



Thrower Stone Group

0191 477 5777 | lettings@throwerstone.co.uk



Call or Whatsapp | www.throwerstone.co.uk



Thrower Stone Group

0191 477 5777 | lettings@throwerstone.co.uk
Call or Whatsapp | www.throwerstone.co.uk

