

**TO LET - £8,500 per annum, exclusive**

**Ground Floor, 11 Hope Street,  
Crook, DL15 9HS**

**Ground Floor Retail Premises— 626sq.ft. UNDER REFURBISHMENT**

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## SITUATION/LOCATION

The property fronts Hope Street, the main shopping Street in the heart of Crook town centre. Occupiers in the vicinity include Greggs, Cooplands, Hays Travel, One Stop, William Hill and Ladbrokes amongst a diverse variety of established local businesses. Crook is a popular market town situated approximately 5 miles north of Bishop Auckland, 9 miles south east of Durham and 21 miles north of Darlington. The location benefits from convenient road links across the region via the A690 in turn linking with the A167 and A1(M) within a short driving distance.

## DESCRIPTION

Ground floor shop premises incorporating glazed window frontage to Hope Street comprising an open plan and versatile sales area with kitchenette and wc.

The property benefits from a steel security shutter and may suit a variety of business uses subject to any necessary statutory consents.

Currently undergoing Landlord refurbishment.

## TENURE

Leasehold

## LEASE TERMS

A new lease shall be drawn on effectively full repairing and insuring terms for a term of years to be agreed.

## ACCOMMODATION

Sales: 55.48sq.m. (597sq.ft.)  
Kitchenette: 2.76sq.m. (29sq.ft.)

Net Internal Area: 58.24sq.m. (626sq.ft.)

## COSTS

The incoming tenant will be responsible for Landlord's reasonable legal costs plus VAT incurred within this transaction.

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## RATEABLE VALUE

£5,100

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

## VAT

We are advised by our client that VAT is not applicable to the rent.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

C-62



**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

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