

**TO LET - £9,000 per annum, exclusive**

**4 & 4A Market Street**

**Ferryhill, Co Durham, DL17 8JN**

**Versatile Ground Floor Retail Premises – NIA Approx. 500sq.ft.**

**CARVER**  
COMMERCIAL  
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& PROPERTY CONSULTANTS



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## SITUATION/LOCATION

The property fronts Market Place in the heart of Ferryhill town centre amongst occupiers including B&M, Co-op convenience store and Coral amongst a diverse range of established local operators. Ferryhill lies approximately 1.5 miles south of Thinford Services and Durham Gate commercial centre, 7 miles south of Durham and 14 miles north of Darlington to the A167 and A1(M) providing swift transport links across the region.

## DESCRIPTION

Versatile ground floor retail premises comprising an open plan sales area, kitchenette, rear store and two wc's. The property incorporates attractive glazed window frontage and electric roller shutters and may suit a variety of business uses subject to any necessary consents.

## TENURE

Leasehold

## LEASE TERMS

A new lease is available on standard full repairing and insuring terms for a term of years to be agreed.

## ACCOMMODATION

Sales	36.25sq.m.	390sq.ft.
Kitchenette	6.89sq.m.	74sq.ft.
Rear Store	3.34sq.m.	35sq.ft.
Net Internal Area	46.48sq.m.	500sq.ft.

## COSTS

The incoming tenant will be responsible for a contribution towards Landlord's reasonable legal costs plus VAT.

## 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

The property is recorded in the current rating list from 1<sup>st</sup> April 2023 at £5,900. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from rates.

## VAT

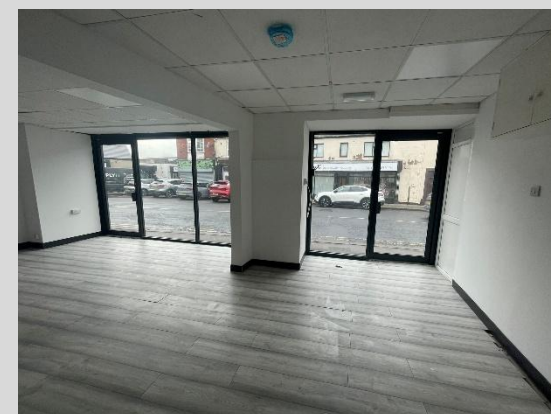
We are advised by our client that VAT is not applicable to the rent.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

C-65



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