



## TO LET – Leisure / Industrial / Showroom Premises in Town Centre Location

Core Fit, Ann Street, Consett, County Durham, DH8 5DB

**Naylors**   
**Gavin Black**  
Commercial Property People

## INDUSTRIAL

- **AVAILABLE FROM FEBRUARY 2025**
- **FLEXIBLE TOWN CENTRE ACCOMODATION**
- **SUITABLE FOR A VARIETY OF USES**

### Location

The property is located on Ann Street, just off Consett High Street with convenient access to the town centre. Consett is located on the A692 and is situated 15 miles south west of Newcastle upon Tyne and 14 miles North West of Durham.

The town benefits from good road communications being located between the A68 and A1 (M) which between them provide access to Newcastle upon Tyne, Gateshead, Corbridge and Hexham to the North and Bishop Auckland and Darlington to the South.

### Description

The subject property is an end terrace, two storey, brick built premises with a split level pitched roof comprising a mix of profile

sheeting and tiles. Externally there are three car parking spaces.

The property is currently operated as a gym, having previously been a carpet sales warehouse. Internally the majority of the unit is laid out as gym space with three separate training areas. Two located on the ground floor and one on the first floor. There is also an office along with kitchenette and W.C facilities. The internal specification includes concrete flooring, fluorescent tube lighting, a gas blow heater and cooling fans. There is an electric roller shutter door measuring 3.12m (wide) x 3.28m (high). Minimum eaves height on the ground floor is 3.11m.

### Services

The property benefits from all mains services but interested parties are advised to make their own enquires in this respect.

### Accommodation

The property has been measured in accordance with the RICS Code of

Measuring Practice (6<sup>th</sup> Edition) and comprises the following areas:

	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	5,701.00	529.62
First Floor	2,355.27	218.8
<b>Total</b>	<b>8,056</b>	<b>748.4</b>

### Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Rent

£20,200 per annum exclusive.

### EPC

The property has a rating of C(67).

### Rateable Value

The Valuation Office Agency website describes the property as 'Workshop and Premises'.

Rateable Value (2023 List): £8,500

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

## Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

## For further information please contact:

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Tobi Morrison

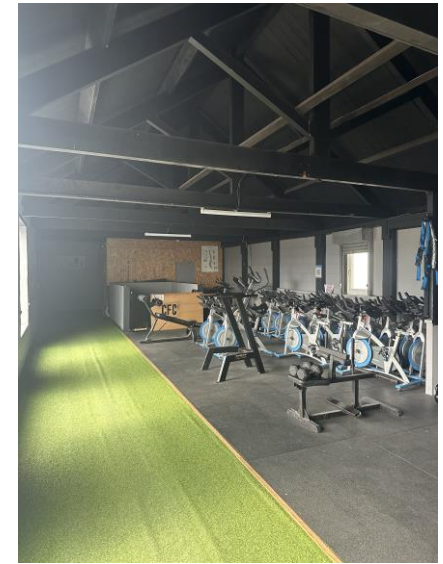
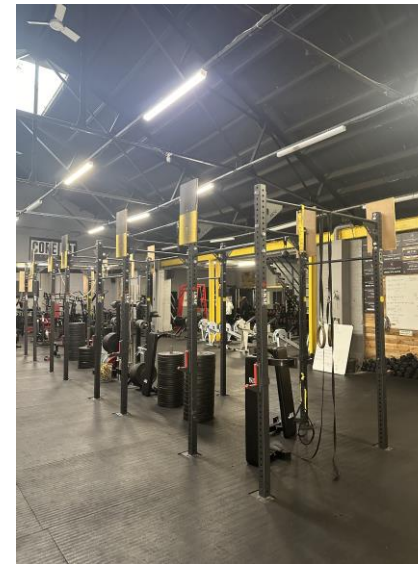
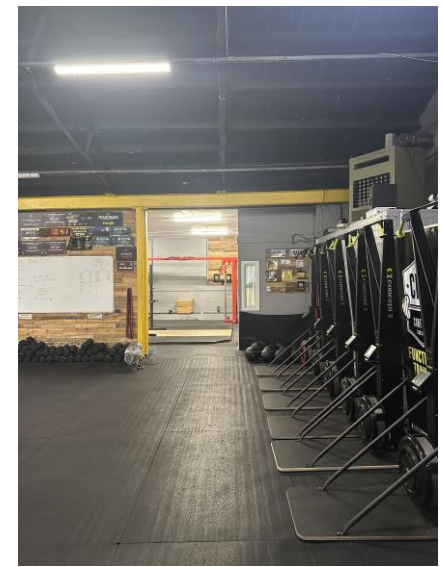
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NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

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