

TO LET

16 Harraton Terrace, Birtley, County Durham, DH3 2QG



- Prominently positioned retail unit on the primary thoroughfare in Birtley.
- Clean retail unit with electric roller shutters to the front and rear.
- Ample public parking to the rear.
- Nearby occupiers include **B&M**, **Morrisons**, **Card Factory**, **Jet Petrol Station**, **Greggs** & more.
- Ground Floor Gross Internal Area of 90 m² (965 ft²).

SITUATION

The Unit is prominently positioned on Durham Road, the primary retail thoroughfare in Birtley. The unit presents well, open planned with WC provisions to the rear.

This location benefits from being in the proximity of numerous well-established brands, including Morrisons, Greggs, Savers, Card Factory, B&M, JETS Petrol Station & more.

To the rear are good loading facilities and ample parking options.

ACCOMODATION

Arranged over ground and first floor, with WC provisions to the rear.

Ground Floor Area	90 m ²	965 ft ²
First Floor	47 m ²	504 ft ²

LEASE TERMS

A new Full Repairing & Insuring lease for a term to be agreed is available at **£12,500 per annum** exclusive.

EPC

The properties EPC is available upon request.

BUSINESS RATES

Rateable Value	£9,400
2025/2026 UBR	£0.499
Estimated Rates Payable	£0.00

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

AML

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

VIEWING

For enquiries, viewing, and general information, please contact:

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