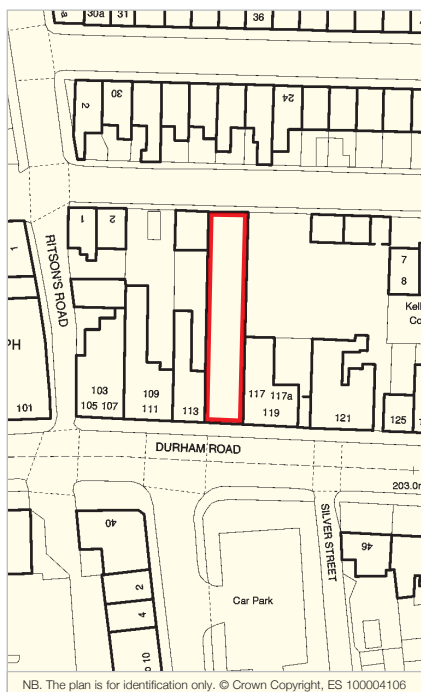


Consett

**115 Durham Road
Blackhill
County Durham
DH8 8RP**

- **Freehold Shop Investment**
- Entirely let to The Co-operative Group Food Limited (sublet)
- Located in a local shopping parade
- Rent Review January 2019
- Reversion 2024 (no breaks)
- No VAT applicable
- Current Rent Reserved
£8,200 pa



Tenure

Freehold.

Location

Blackhill is located approximately 1 mile north-west of Consett town centre, 13 miles north-west of Durham and forms part of a large residential area, at the junction of the A692 and the A68. The A68 provides the town with a direct road link to the A1(M) at Junction 58. The property is situated on the north side of Durham Road (A691), the main arterial road linking Consett with Durham, opposite its junction with Derwent Road.

Occupiers close by include Tesco Express, Barnardo's, Bargain Booze and a number of local traders.

Description

The property is arranged on ground and one upper floor to provide ground floor retail accommodation and ancillary space above.

The property provides the following accommodation and dimensions:

Gross Frontage	7.20 m	(23' 7")
Net Frontage	6.25 m	(20' 6")
Shop and Built Depth	24.95 m	(81' 10")
First Floor	96.99 sq m	(1,044 sq ft)
Rear Warehouse (1)	162.45 sq m	(1,749 sq ft)

(1) Gross Internal Area.

Tenancy

The entire property is at present let to THE CO-OPERATIVE GROUP FOOD LIMITED for a term of 25 years from 28th January 1999 at a current rent of £8,200 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

The property is sublet to a local photographer trading as Sarah Thew Photography for a term expiring on 24th January 2024 at a current rent of £7,500 per annum.

Tenant Information

No. of Branches: 2,800.

Website Address: www.co-operativefood.co.uk

For the year ended 2nd January 2016, The Co-operative Group Food Limited reported a turnover of £6.475bn, a pre-tax loss of £429.6m, shareholders' funds of £1.721bn and a net worth of £1.385bn. (Source: Experian 31.10.2017.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 77 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor D Crombleholme Esq, Bridge McFarland. Tel: 01507 355327 e-mail: drc@bmcf.co.uk