



**PROPERTY TYPE**  
**TO LET**

**2 HIGH STREET,  
SPENNYMOOR, CO DURHAM, DL16 6DB**

- Ground floor retail unit
- Town centre location
- Prominent location close to many national and local operators
- Suitable for a variety of uses

**£15,000 per annum**

Viewing strictly by appointment with the sole agent

**KEY POINTS**

<b>Tenure</b>	To Let
<b>Size</b>	205.2m <sup>2</sup> / 2,209 ft <sup>2</sup>
<b>Availability</b>	Immediate Occupation
<b>Rateable Value</b>	£11,500
<b>Service Charge(s)</b>	Available upon request
<b>EPC Rating</b>	C(53)

**KEY CONTACT(S)**

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## LOCATION

Spennymoor is a busy town in County Durham, located 7 miles southwest of Durham and 14 miles north of Darlington. The town benefits from excellent transport links, being situated just 3 miles west of Junction 61 of the A1(M), which connects to the A1(M) motorway, 69 miles to the south.

The property fronts onto High Street in the town centre, in a prime position that provides the main retail focus for the immediate vicinity. It is surrounded by a variety of retail occupiers and is next to Spennymoor Leisure Centre. The unit is opposite the recently refurbished Festival Walk scheme, which houses retailers such as Greggs, Card Factory, and Aldi Supermarket. The surrounding area is predominantly made up of retail, leisure, and residential uses, with public car parking nearby.

## DESCRIPTION

The property comprises a single-storey, end-terraced former bookmaker's premises. Internally, the property offers a cleared, open-plan retail space. At the rear of the ground floor, there is a disabled WC, as well as staff welfare, breakout, and office facilities.

## ACCOMMODATION

The property includes the following gross internal areas:

Name	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor Retail Zone A	59.1	636
Ground floor retail Zone B	59.8	644
Ground Floor Retail Zone C	26.6	286
Ground Floor Office	6.9	74
Ground Floor Mess/Staff Room	13.1	141
Ground Floor Internal Storage	39.7	427
<b>Total</b>	<b>205.2</b>	<b>2,209</b>

## TERMS

Offers are sought in the region of £15,000 per annum for a new effectively full repairing and insuring lease of the property. All other terms are to be agreed by negotiation.

## RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
2023	11,500

The Small Business Rate for the year 2024/2025 is 49.9 pence in the pound.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE

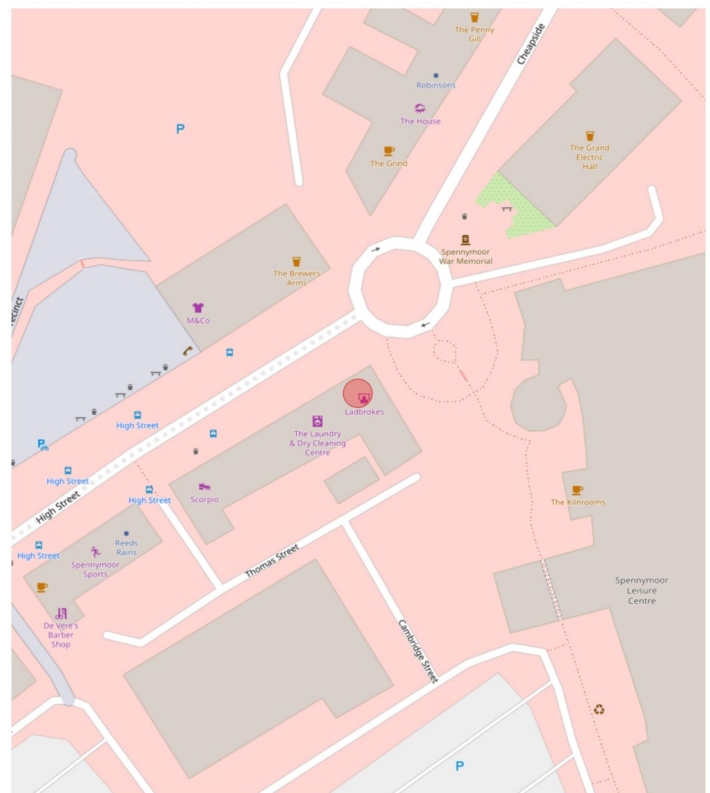
The property has an Energy Performance Certificate rating of C (53).

## VAT

All figures are exclusive of VAT where chargeable.



Land App



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20m  
Scale 1:741 (at A4)  
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