



667 Sq Ft (62 Sq M)

- Let to Stan James Abingdon Ltd
- Tenant holding over
- Rent £12,300 pa
- Price £120,000
- Net initial yield 10%

For further information please contact:

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Location

Delves Lane is located in a residential location to the south of Consett, a town located in the heart of County Durham and with excellent links to both Newcastle and Durham City.

Accommodation

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Terms

We understand the property is freehold and let to Stan James Abington Ltd (now JenningsBet) by way of a 10 year full repairing and insuring lease that expired on the 13th February 2022 at a rent of £12,300 per annum. The tenant is holding over. JenningsBet trade over 185 shops in the UK.

Price

£120,000 for the Freehold (which shows a net initial yield of 10%.)

EPC

The property has a rating of C.

Legal Costs

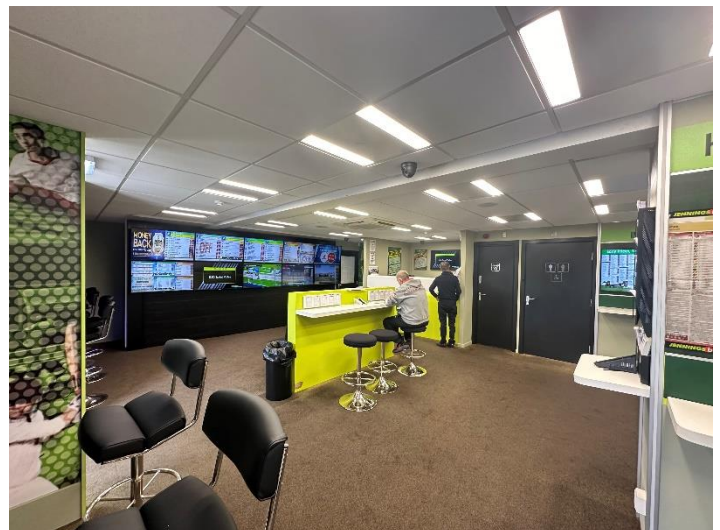
Each party to be responsible for their own legal costs incurred in this transaction.

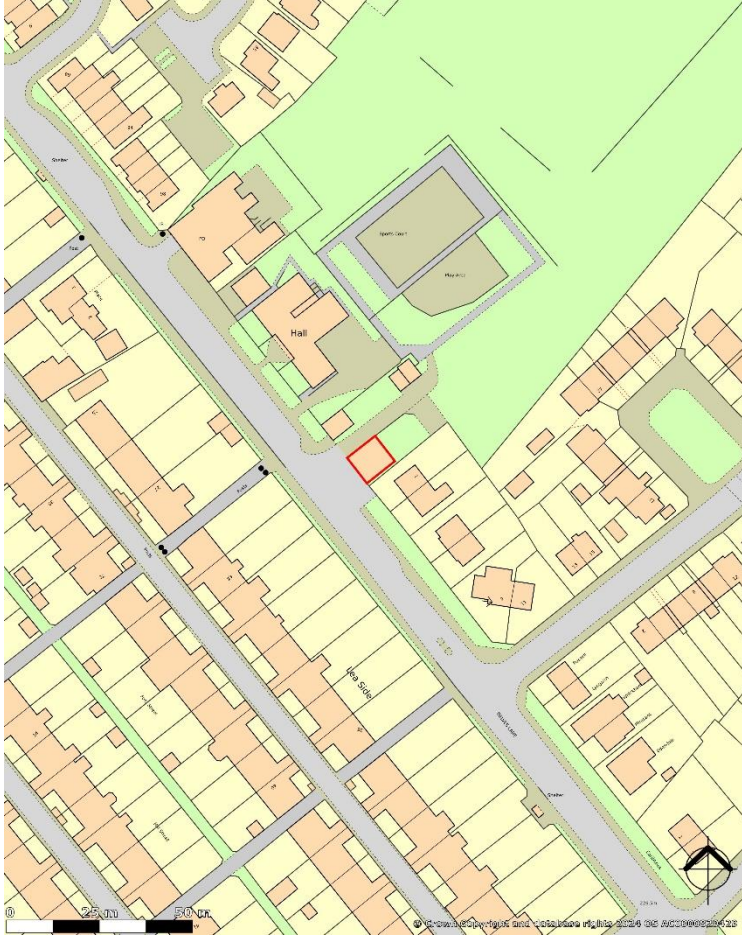
VAT

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

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 purchaser.





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