



For Sale/To Let

Retail Premises

14 Yoden Way
Peterlee
County Durham
SR8 1BP

- Town Centre Retail/Office Premises
- Former Solicitors office
- Ground Floor sales/offices 639sqft
- First Floor offices 295 sqft
- Located in pedestrianised parade
- Nearby B & M, Franks, CEX and Greggs

Head Office
51 Frederick Street
Sunderland SR1 1NF
Regulated by RICS

Location

Peterlee lies just off the A19 some 12 miles South of Sunderland and a similar distance North West of Hartlepool serving a well populated residential district.

The property is situated in a pedestrianised thoroughfare within Peterlee town centre. Nearby occupiers include B and M Bargains, Franks Flooring, CEX and Greggs. The unit is very close to a major pedestrian link between the rear service yard/car park and the main bus terminus.

Description

Two storey mid terraced building of traditional construction providing retail/office accommodation on the ground floor together with further office accommodation to the first floor. The property was most recently occupied by TMJ Solicitors as offices and has been partitioned into offices but could readily be opened back up to provide open sales space.

Accommodation

The property briefly comprises as follows:-

GROUND FLOOR		ft	m		
Sales Area	Internal Width	15'3	4.66		
	Sales Depth	44'6	13.59		
	Sales Area			639	59.36
FIRST FLOOR					
Office/Storage					295 27.41

Tenure

We are advised the property is Freehold.

Asking Price

Offers in the region of **£95,000 (ninety five thousand pounds)**.

Leasehold

A new Lease is available at a commencing annual rental of **£8,500** for a term of years to be agreed (minimum 3 years) on an effective FRI basis subject to 3 yearly Rent Reviews.

VAT

Figures quoted exclude VAT where chargeable

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

- mjw@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£7,800**. The Uniform Business Rate for the Rates Year 2026/2027 is 38.2p. If necessary, a written request should be made to the Local Authority for confirmation. **Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification**

Money Laundering Regulations

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.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

DC1160

EPC

Energy Rating 80/D