



To Let

Retail Premises

91 Front Street
Stanley
County Durham
DH9 0TB

- Town centre retail/office Premiers
- Refurbished 2026 with gas C/H
- Comprising compact ground floor shop
- With first floor office, kitchen and WC
- Sales **382 ft² (35.49 m²)**, FF **272 ft² (25.27 m²)**
- Immediately opposite **Aldi** Supermarket

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

Location

The County Durham town of Stanley has a population of approximately 31,000 and is located approximately 9.5 miles northwest of Durham and 7 miles east of Consett. The property is situated on the edge of the town centre being immediately opposite Aldi having good visibility from the supermarket car park.

Description

The property was previously occupied as an estate agency and has recently been refurbished and redecorated providing well-presented shop/office on the ground floor with new suspended tiled ceiling and gas central heating. On the first floor there is an office, staff kitchen and WC.

Accommodation

The property briefly comprises as follows:-

GROUND FLOOR		ft	m		
Sales Area	Internal Width	15'10"	4.83		
	Sales Depth	22'8"	6.91		
	Sales Area			382	35.49
Store			23	2.14	
FIRST FLOOR					
Offices, Kitchen and WC			272	25.27	

Tenure

A new Lease is available at a commencing annual rental of **£11,000** for a term of years to be agreed (minimum 3 years) on an FRI basis subject to 3 yearly Rent Reviews.

VAT

We are advised the property is not subject to VAT.

Costs

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

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

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

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£4,700**. 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.**

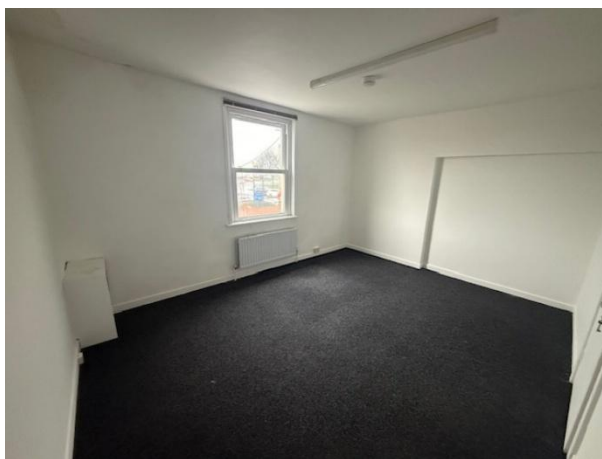
Money Laundering Regulations

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 DC1161 **EPC** Energy Rating 66/C



Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4328964 © Registered office 51 Frederick Street, Sunderland, SR1 1NF.
LOFTHOUSE AND PARTNERS LIMITED (and their joint agents) for themselves and for the Vendor/Lessor of this property for whom they act give Notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither Lofthouse and Partners Limited (nor their joint agents) nor the Vendor/Lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy. All floor areas and measurements are approximate.
2. These particulars do not form any part of any offer or contract. They contain in some instances statements of opinion or we have relied on information provided by others. The information should be verified by you on inspection or by your solicitor.
3. Neither Lofthouse and Partners Limited (nor their joint agents) nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.