

# TO LET

67 Carr House Drive  
402 sq.ft  
(37.3 sq.m)

SUBJECT TO VACANT POSSESSION



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The Beauty Lounge  
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# TO LET



67 CARR HOUSE DRIVE

Newton Hall  
County Durham  
DH1 5LX

Occupiers Include  
**Heron Foods**  
**CORAL**

# NEWTON HALL

## 67 CARR HOUSE DRIVE

### DESCRIPTION

The property is located on the junction of Carr House Drive and Alnwick Road in a densely populated suburban location approximately 1.5 miles north of Durham city centre. Forming part of a parade of retail units, the subject property is in a prominent position adjacent to The Beauty Lounge and Salon Shimo with other occupiers including Heron, Coral, H Taylor & Sons (butcher), The Florist Shop, Newton Hall Pharmacy and The Kitchen Café. The parade benefits from ample free shopper parking and is also opposite Newton Hall Library.

### UNIT SIZE

Ground Floor: 402 sq.ft (37.3 sq.m).

### RENT

£10,500 per annum exclusive of VAT, business rates, service charge and buildings insurance.

### BUSINESS RATES

Rateable Value: £6,800. Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the Local Authority.

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: Approximately £632 per annum plus VAT.  
Insurance: TBC

### ENERGY PERFORMANCE

EPC: B-44. Further information available upon request.

### PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

### VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



11

Lettable Retail Units On-Site



16,481 sq.ft

Total Area



What Three Words  
absorbing.feuds.condiment

# NEWTON HALL

# SITE PLAN



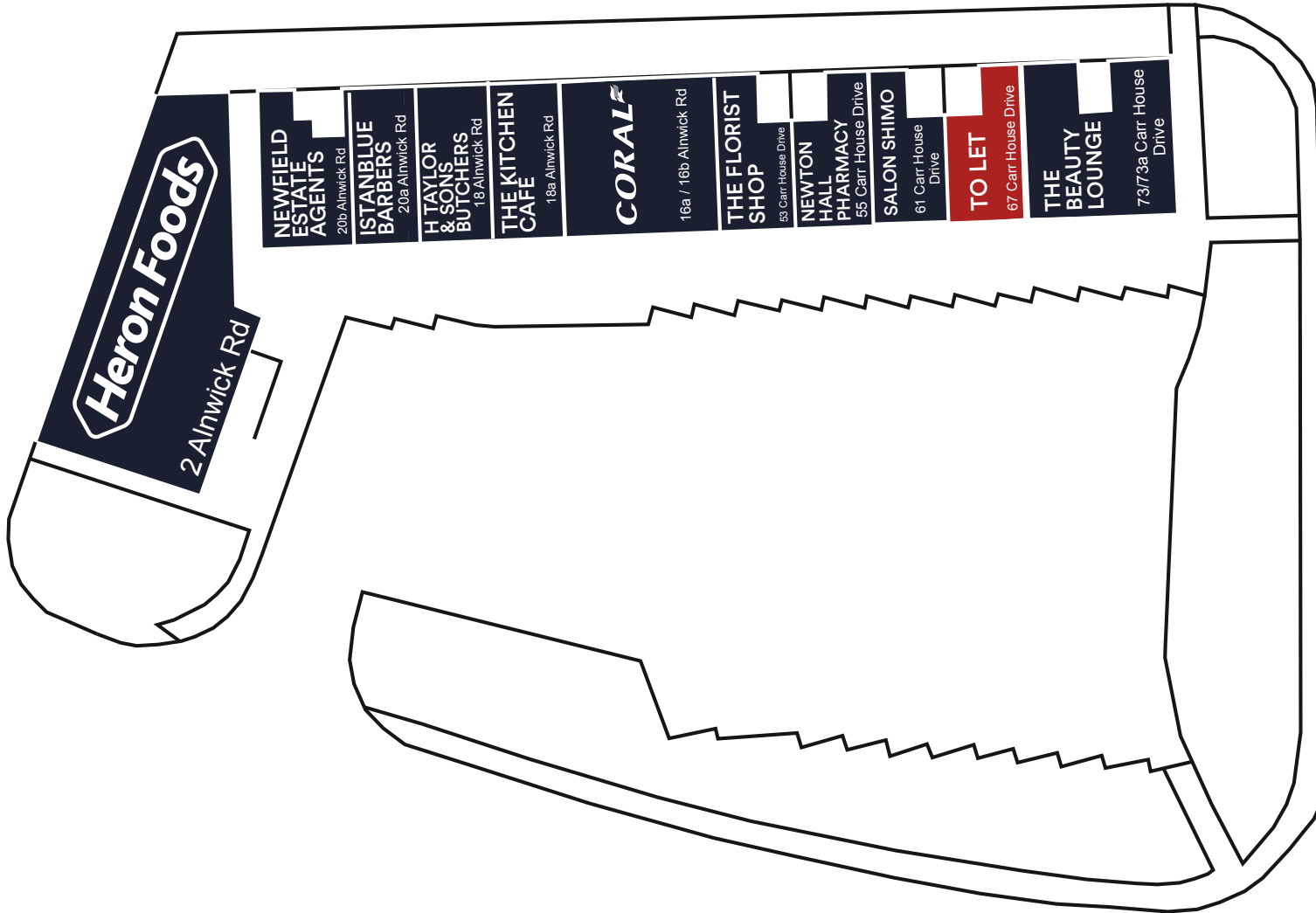
**Will Helm**

01384 400123  
07774 666805  
WHelm@lcpproperties.co.uk

**Viewing**  
Strictly via prior appointment  
with the appointed agent



**Richard Webster**  
07739 680472  
rw@newswebster.com



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