



Ground Floor Retail Unit For Sale / To Let

6 FRONT STREET, CHESTER-LE-STREET, CO. DURHAM, DH3 3BE

- Ground Floor Extending 36.64 sq m (394 sq ft)
- Popular Market Town Approximately 6 Miles North of Durham City & 10 Miles South of Newcastle upon Tyne
- Prominent Position on Front Street & Close to Market Place
- High Volumes of Passing Trade
- Surrounding Occupiers Include; B&M Bargains, Coral, Poundland, Superdrug & Costa Coffee
- New FRI Lease Available
- Asking Rent £9,250 pax
- Freehold Offers in Over of £105,000

SITUATION

Chester-le-Street is a busy market town located approximately 10 miles south of Newcastle upon Tyne and 6 miles north of Durham City. The town benefits from a main line railway station and easy access to the A1(M).

The property is situated on the west side of Front Street close to its inter-section with Market Place, midway between North Burns and South Burns, where Tesco have their town centre superstore.

Front Street is the principal shopping street within the town centre and surrounding occupiers include; B&M Bargains, Coral, Poundland, Superdrug & Costa Coffee.

DESCRIPTION

The property comprises a self-contained ground floor retail unit within a two-storey building.

The unit is configured to provide ground floor retail sales together with ancillary storage and wc facilities to the rear.

ACCOMMODATION

Ground Floor Retail	18.78 sq m (202 sq ft)
Ancillary Storage	17.86 sq m (192 sq ft)
WC Facilities	

Total	36.64 sq m (394 sq ft)
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TERMS

The property is available by way of a new FRI lease for a term of years to be agreed at a rental of £9,250 pax.

We are also instructed to invite offers over £105,000 for the benefit of our client's freehold interest.

RATING ASSESSMENT

We understand that the premises have a rateable value of £4,300 effective from 1st April 2017.

Under current government legislation, Small Business Rate Relief could result in no rates being payable (subject to eligibility). It is recommended that any interested party confirm the accuracy of this information and the rates payable with the Local Authority.

ENERGY PERFORMANCE

The property has an EPC rating of 107 within Band E.

LEGAL COSTS

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

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

ANTI-MONEY LAUNDERING REGULATIONS

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

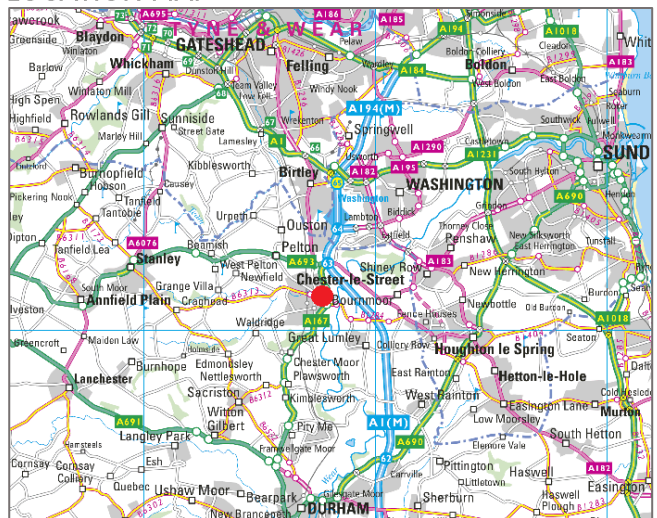
VIEWING

For general enquiries and viewing arrangements please contact sole agents Graham S Hall Chartered Surveyors on 0191 731 8660 or email info@grahamshall.com.

INTERNAL PHOTOGRAPH



LOCATION MAP





Graham S Hall

CHARTERED SURVEYORS

AGENTS NOTE

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

IMPORTANT NOTICE

Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that:

- 1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Graham S Hall Chartered Surveyors or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person, either principal or employee, at Graham S Hall Chartered Surveyors has any authority to make or give any representation or warranty in relation to this property.
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