



Prime Retail Premises To Let / May Sell

73-75 FRONT STREET
CHESTER LE STREET
DH3 3BJ

- Prime retail unit
- Highly visible, busy location on Front Street
- High pedestrian footfall
- Poundland, Brighthouse, B&M Retail and Costa Coffee in close proximity
- To Let / May Sell

Location

The premises is in a prime position within this busy market town situated 10 miles south of Newcastle upon Tyne and 6 miles north of Durham City.

Chester le Street is adjacent to the A1 and is on the main East Coast Inter City Rail line. It has a resident population of 36,000 and according to CACI Ltd has a shopping catchment in excess of 50,000.

Poundland, Brighthouse, B&M Retail and Costa Coffee have recently concluded acquisitions in the town centre. The subject premises are adjacent to Clarks, Subway and a strong mix of independent and multiple retailers including Phones 4U, Saks and Lloyds bank.

Accommodation

The premises provide the following approximate areas and dimensions:-

Description	Sq M	Sq Ft
Gross Frontage	11.95m	39' 03"
Internal Width	11.15m	36' 07"
Shop Depth	15.50m	50' 10"
Built Depth	26.05m	85' 06"
Ground Floor Sales	164.25	1,768
Rear Stores / Staff etc	67.54	727
First Floor Offices/Staff	152.36	1,640



Tenure

The premises are available on a new lease for a term to be negotiated

Description

The premises comprise an attractive mid terrace 2 storey brick and stone faced steel framed retail property, with attic stores with a feature dormer window to the front.

The premises provide secure sales accommodation at ground floor level behind a relatively modern powder coated aluminium shop front protected by roller shutters.

There is a raised delivery area to the rear with wide convenient access for loading purposes and includes a WC. This area provides a significant storage area and/or could also be utilised as a staff area.

The first floor has additional staff, WC and storage facilities.

The premises have been recently refurbished at ground level and provide a good standard of finish throughout. A decommissioned goods lift links the rear ground/mezzanine area with the first floor.

Rates

With effect from the 1 April 2017 we understand that the property is assessed for rating purposes as follows:-

Rateable Value £38,250

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Durham County Council).

Rent

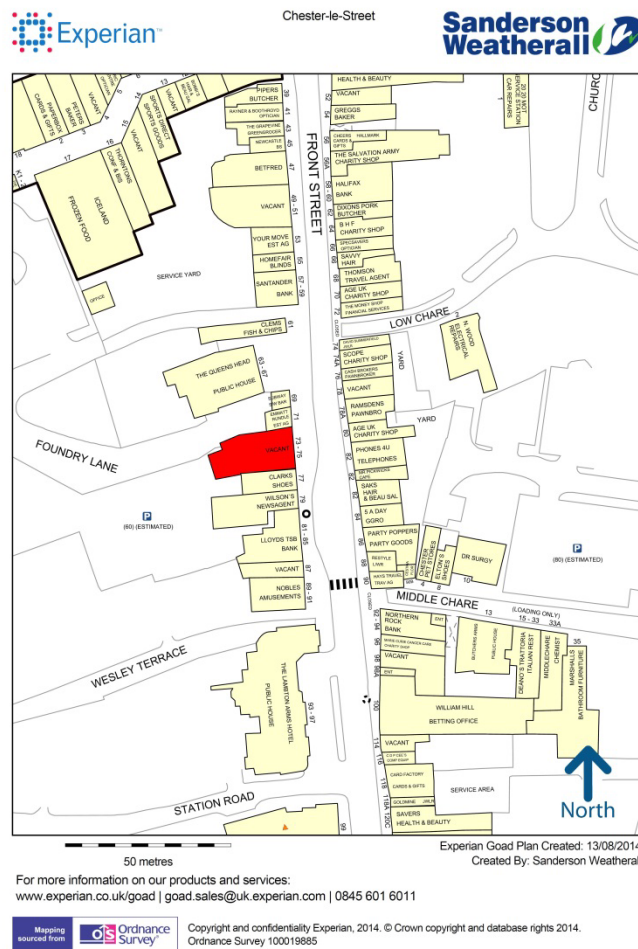
£25,000 per annum exclusive.

Our client may be prepared to sell the freehold interest of which offers are invited subject to contract

Energy Performance Certificate

The Energy Performance Asset Rating is Band E (108).

A full copy of the EPC is available for inspection if required.



Viewings and Further Information

Strictly by prior appointment with the agents:

Contact: Mark Convery
Tel No: 0191 269 0103
Email: mark.convery@sw.co.uk

Contact: Shona Baxter
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April 2017