



Retail Unit To Let / May Sell

9 FRONT STREET, CHESTER-LE-STREET, CO. DURHAM, DH3 3BQ

- Ground Floor Extending 91.05 sq m (980 sq ft)
- Popular Market Town Approximately 6 Miles North of Durham City & 10 Miles South of Newcastle upon Tyne
- Prominent Position on Front Street & Adjacent to Market Place
- High Volumes of Passing Trade
- Surrounding Occupiers Include; B&M Bargains, Coral, Poundland, Superdrug & Costa Coffee
- New FRI Lease Available at an Annual Rent of £22,000
- Asking Sale Price £249,500

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 end of terrace building. We understand that the building was constructed in the early 1900's and was redeveloped in 2007. The property is of masonry construction with a pitched slate tile roof.

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

ACCOMMODATION

Ground Floor Retail 91.05 sq m (980 sq ft)
WC Facilities

TERMS

The property is available by way of a new FRI lease for a term of years to be agreed at an annual rental of £22,000.

We are also instructed to invite offers over £249,500 for the benefit of our clients long leasehold interest. Further information is available on request.

RATING ASSESSMENT

We understand that the premises have a rateable value of £14,250 effective from 1st April 2017.

It is recommended that any interested party confirm the accuracy of this information and the rates payable with the Local Authority. As a new occupier, rights of appeal may exist against the assessment.

ENERGY PERFORMANCE

Awaiting EPC rating

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.

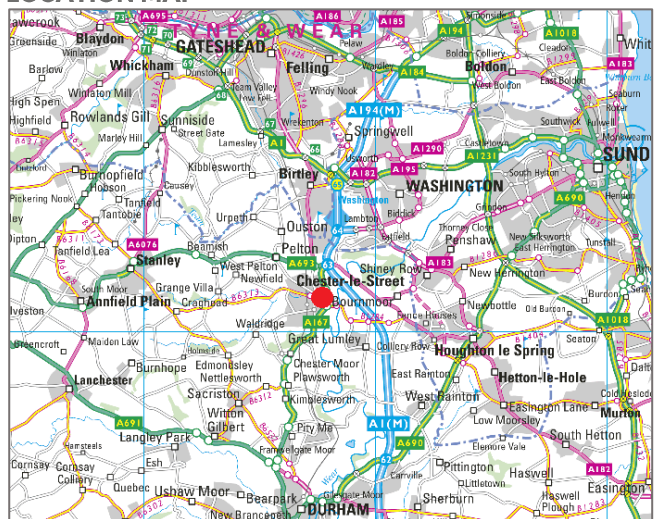
VIEWING

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 PHOTOGRAPHS



LOCATION MAP





AGENTS NOTE

A Partner at Graham S Hall Chartered Surveyors has an interest in this property,

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

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