

RETAIL UNIT TO LET



1307 sq ft total

54 FRONT STREET

CHESTER-LE-STREET, DH3 3BD

- **Rent of £15,000 pa.**
- **May consider a sale of the freehold.**
- Prime position in Front Street.
- Opposite St Cuthbert's Walk shopping centre.
- Neighbouring occupiers include Greggs, Superdrug, Costa and Boots.
- Occupation May 2024.

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LOCATION

Chester-le-Street is a market town situated 11 miles south of Newcastle and 9 miles north of Durham. Junction 43 of the A1 (M) is approximately 1 mile to the north of the town centre providing access to the rest of the north-east region and beyond. The property is centrally situated on the east side of Front Street, the prime shopping street within the town. Neighbouring occupiers include Superdrug, Costa, Greggs, Boots, B&M and Peacocks. Opposite the property there is the St Cuthbert's Shopping Centre which is anchored by Morrisons, Iceland and the Boots store which faces Front Street.

DESCRIPTION

The property comprises a two-storey retail unit of concrete framed construction with brick elevations and a flat roof. The ground floor comprises sales area and storage, with staff accommodation, office and WCs on the first floor.

There is a small rear garden/yard within the site.

ACCOMMODATION

Shop width	14ft 11 in	4.55m
Shop depth	61ft 5 in	18.72m
Ground floor	sq ft	sq m
Zone A	298	27.7
Zone B	283	26.3
Zone C	280	26.0
Remainder	<u>21</u>	<u>2.0</u>
Total	882	81.9
(ITZA	512	47.6)
First floor		
Staff/office	<u>425</u>	<u>39.5</u>
Total	1,307 sq ft	121.4 sq m

RATING ASSESSMENT

Rateable value	£12,250
Rates payable (24/25 @ 0.499)	£6,113

Small business property rates relief should apply, where no rates are payable below a rateable value of £12,000, on a sliding scale to £15,000. 91.7% relief should therefore apply to this property subject to status. Please check with the local authority.

TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed. Occupation available from May 2024.

RENT

£15,000 pa

May consider a sale of the freehold.

VAT

The property has not been elected for VAT.

EPC rating

74 (C)

LEGAL COSTS

Each party to bear their own legal costs.

FURTHER INFORMATION

Please contact the joint agents below:

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SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

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