

TO LET

16 – 20 FRONT STREET, CHESTER-LE-STREET, DURHAM



- Prime Position on Front Street
- Open Plan Sales Space
- Suitable for a Variety of Uses Subject to Consents
- Occupiers Nearby Include: **B&M Bargains, Boots Chemist, Co-operative Bank, Poundland, & Costa Coffee**

SITUATION

The unit is situated in a prime location on Front Street opposite St Cuthbert's Walk Shopping Centre and which is anchored by Morrison's Supermarket with Poundland, B&M and Boots in the vicinity. Access is served via nearby bus stops and there is public car parking to the rear.

ACCOMMODATION

Arranged over ground & first floors with private loading and servicing to the rear.

Ground Floor Sales	719 m ²	7,738 ft ²
Ancillary	141 m ²	1,519 ft ²

LEASE TERMS

Rental offers are sought for the benefit of a new Full Repairing & Insuring lease for a term to be agreed. Subject to Vacant Possession

EPC

The property has an Energy Performance Certificate of **E 108**. A copy of the EPC is available upon request.

BUSINESS RATES

Rateable Value	£47,250
2021/2022 UBR	£0.54
Estimated Rates Payable	£25,515

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

VIEWING

For enquiries, viewing, and general information please contact:

Ian Angus

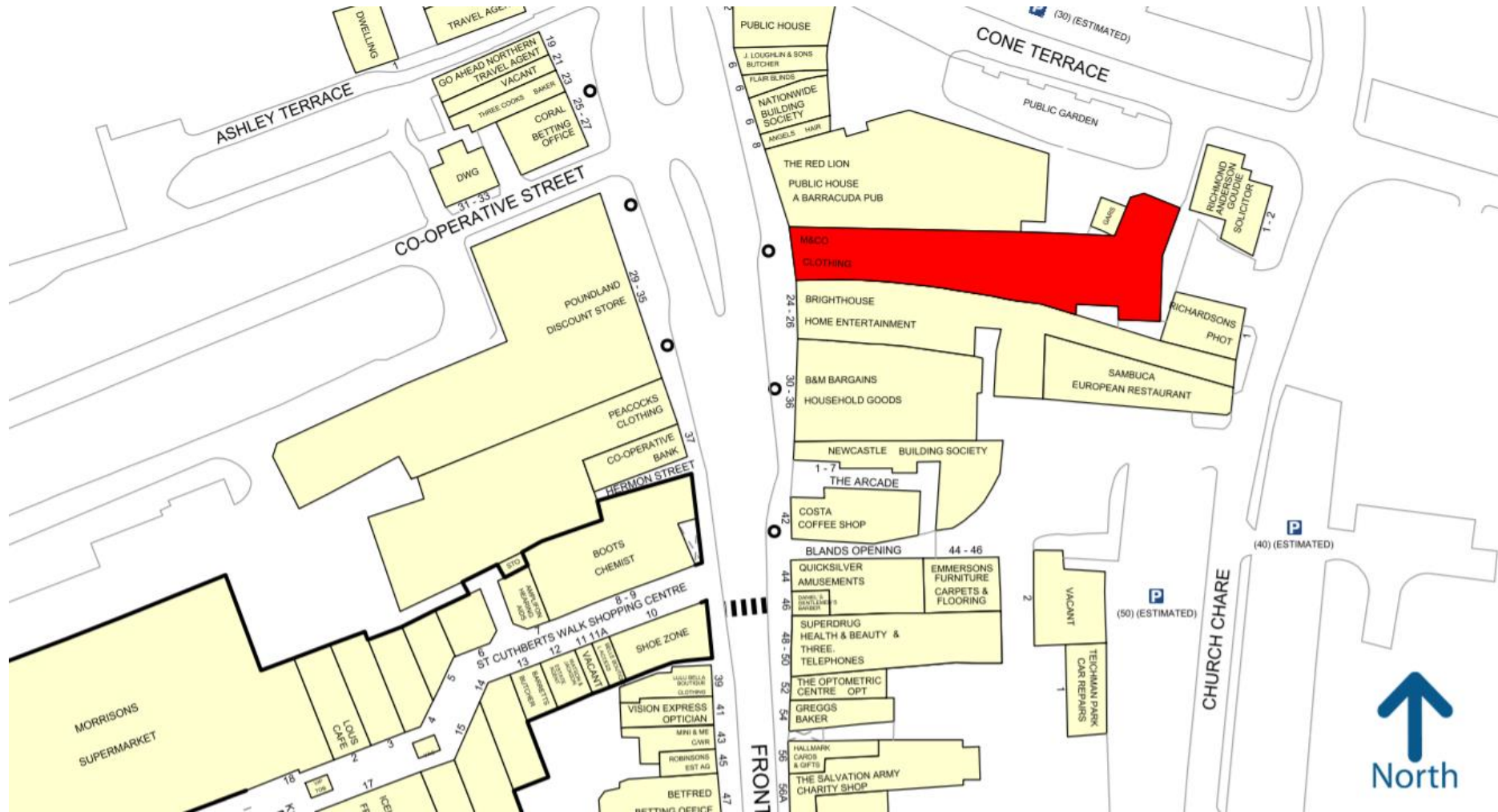
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