

TO LET

120b FRONT STREET, CHESTER LE STREET, DH3 3BA



- Prominent High Street Location
- Ground Floor Sales of 1,984 sqft + First Floor Store/Staff accommodation
- Suitable for a variety of uses subject to consent
- Rear Loading and Public Parking close by
- Nearby operators include: **Card Factory**, **Heron Frozen Foods**, **Savers**, and **PDSA**



SITUATION

Chester le Street is a market town in County Durham, 11 miles south of Newcastle upon Tyne and 8 miles north of Durham. The town has a population of over 38,000, is close to the A1(M) and has a railway station on the East Coast Main line.

There is ample parking in the immediate area within a short walk, with 2 hours free parking at the rear of the St Cuthbert's Shopping Centre nearby.

ACCOMMODATION

The accommodation is arranged on ground and first floors and offers the following approximate floor areas and dimensions:

Gross Frontage	10.5m	24'6"
Ground Floor Sales	184 m ²	1,984 ft ²
Ground Floor Store	16 m ²	168 ft ²
First Floor Offices/Staff	83 m ²	890 ft ²

LEASE

A new lease subject to Vacant Possession is available on terms to be agreed, at a commencing rent of **£21,000 pax**

TERMS

Incentives are available to an ingoing occupier subject to status.

ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of C74. A copy of the certificate is available upon request.

BUSINESS RATES

Rateable Value	£19,000
2023/2024 UBR	£0.499
Estimated Rates Payable	£9,481*

Please note there is a potential further reduction of 75% on the above figures in 2023/24. 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.

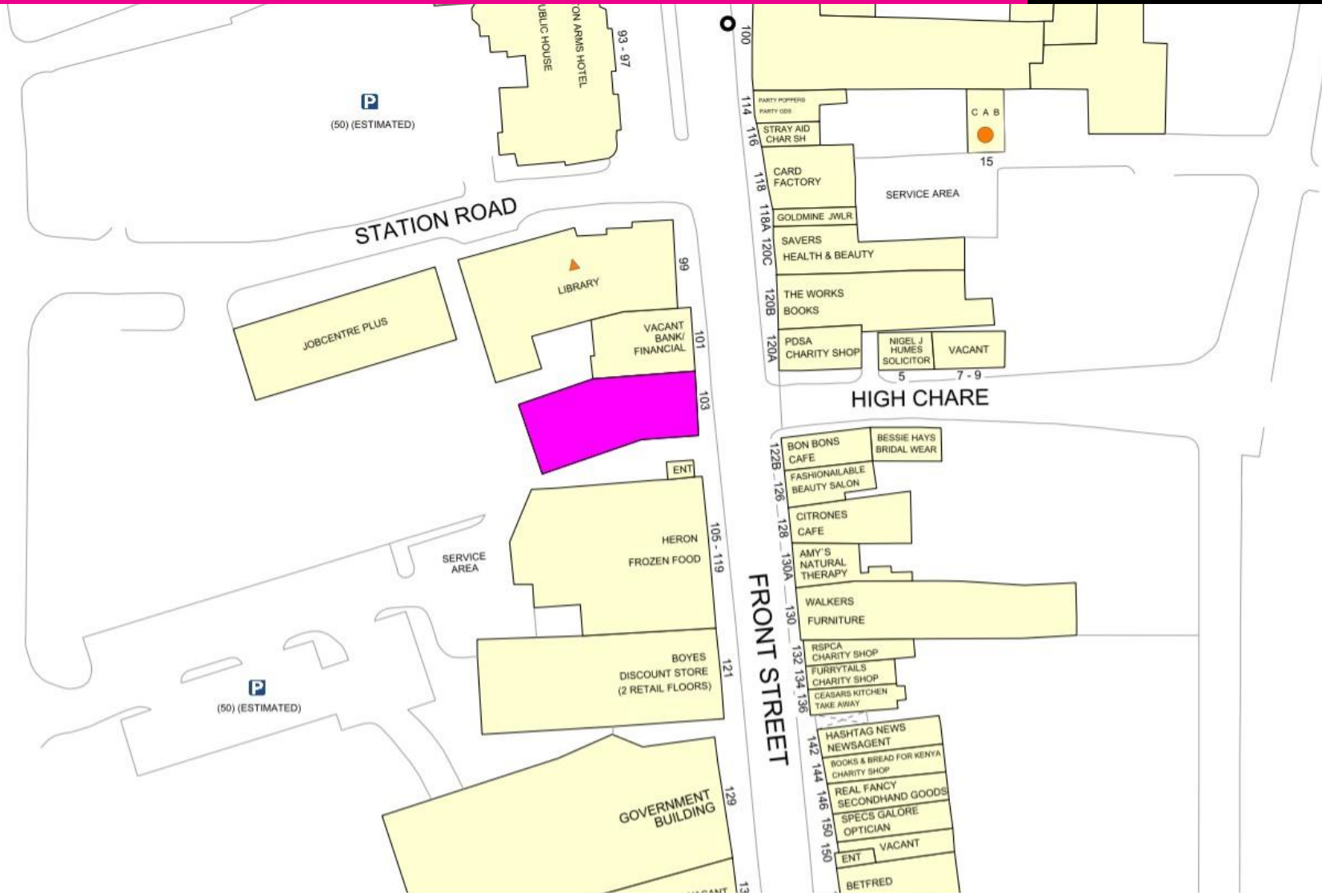
VIEWING

For enquiries, viewing, and general information, please contact:

Peter Townsend

E: pete@atretail.co.uk

M: 07713 151 970



MISREPRESENTATION ACT 1967: ATF Retail Limited for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:- 1. These particulars do not constitute any part of an offer or contract. 2. Non of the statements contained in these p to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) o not make or give and neither ATF Retail Limited or any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. Non of the buildings services or service installations (whether these be responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order. **FINANCE ACT 1989:** Unless otherwise stated or prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every effort has been made by ATF Retail Limited to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.