

## TO LET / MAY SELL

## 54 FRONT STREET, CHESTER LE STREET



- Prime position on Front Street
- Available due to Tenant relocating opposite to larger unit as a result of strong trade.
- Ground floor sales of 882 sqft + first floor store/staff accommodation
- Suitable for a variety of uses subject to consents
- Rear yard and public parking close by
- Nearby operators include: **Superdrug**, **Boots**, **Greggs**, **Vision Express**, **Costa**, **B&M** and a mix of other national and

## 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 with a small external courtyard and offers the following approximate floor areas and dimensions:

Gross Frontage	4.55m	14'11"
Ground Floor Sales	81.9 m <sup>2</sup>	882 ft <sup>2</sup>
First Floor Offices/Staff	39.5 m <sup>2</sup>	425 ft <sup>2</sup>

## LEASE / FREEHOLD

A new lease available from May 2024 is available on terms to be agreed, at a commencing rent of **£15,000 pax.**

The Freehold sale of the building may be considered subject to a proposal.

## 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	£12,250
2023/2024 UBR	£0.499
Estimated Rates Payable	£6,113*

**Please note there is potential of in excess of 90% rates relief on the above figures.** 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 @retail or our joint agent, Sampson Moore

**Peter Townsend**

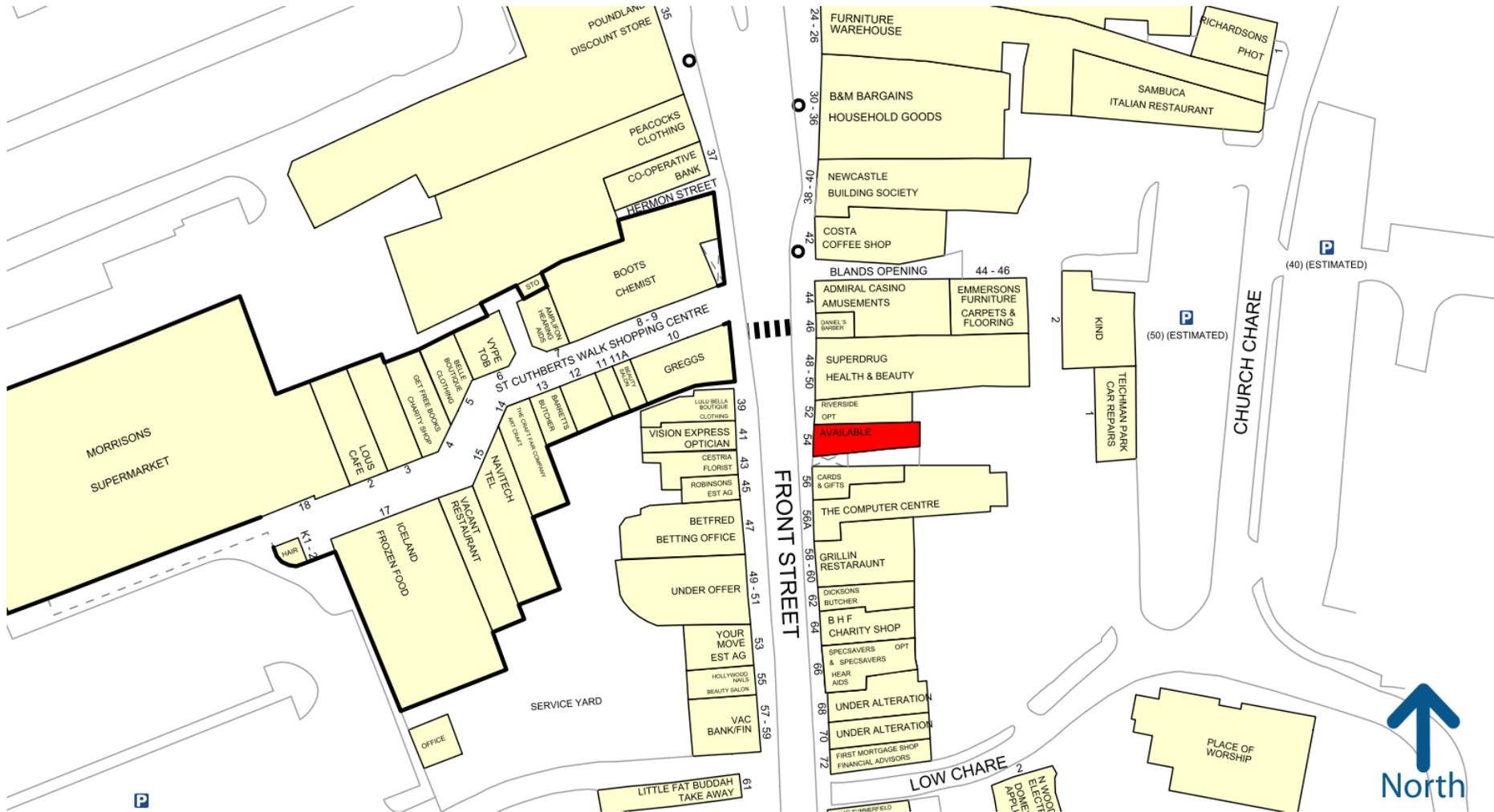
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