



150 Front Street

Chester Le Street, DH3 3AY

Asking Rent £12,000 per annum, exclusive

**□ Incentives available STC / •
800 sq ft (74.4 Sq m)**

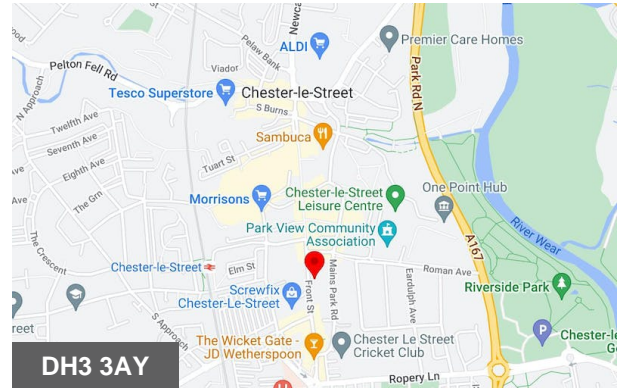
**800 sq ft
(74.32 sq m)**

- Prominent retail position on Front Street
- Business rate relief available for eligible parties
- • Suitable for various uses STPP □ E.g. retail / professional services / leisure
- New key point...

150 Front Street, Chester Le Street, DH3 3AY

Summary

Available Size	800 sq ft
Rent	£12,000 per sq ft
Rates Payable	£6,986 per annum As of April 2023, the future proposed rateable value is £9,900. Therefore, eligible parties would receive 100% business rate relief (no business rates payable). Further details. Interested parties to satisfy themselves as to rates payable and their own rate relief eligibility, prior to entering into a contract.
Rateable Value	£14,000
VAT	To be confirmed. All prices, premiums, rents and other outgoings are quoted exclusive of VAT at the prevailing rate.
Legal Fees	Each party to bear their own costs. Each party to be responsible for their own legal and professional costs incurred in any transaction.
EPC Rating	D (99)



Viewing & Further Information



Lewis James Smith

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Description

A lock-up ground floor shop unit with WC facilities and fully glazed frontage facing the main retail parade in Chester le Street, Front Street.

Location

Chester le Street is a large market town located between Durham to the south and Newcastle upon Tyne to the north. The property is situated on the main retail parade within the Town Centre and within easy walking distance of many amenities including retailers, eateries, and leisure facilities. Car parking is available adjacent and to the rear of the property. Transport links are good with the main east coast rail line and bus services within walking distance and J63 of A1(M) close by. Location plan is attached for illustrative purposes.

Business Rates

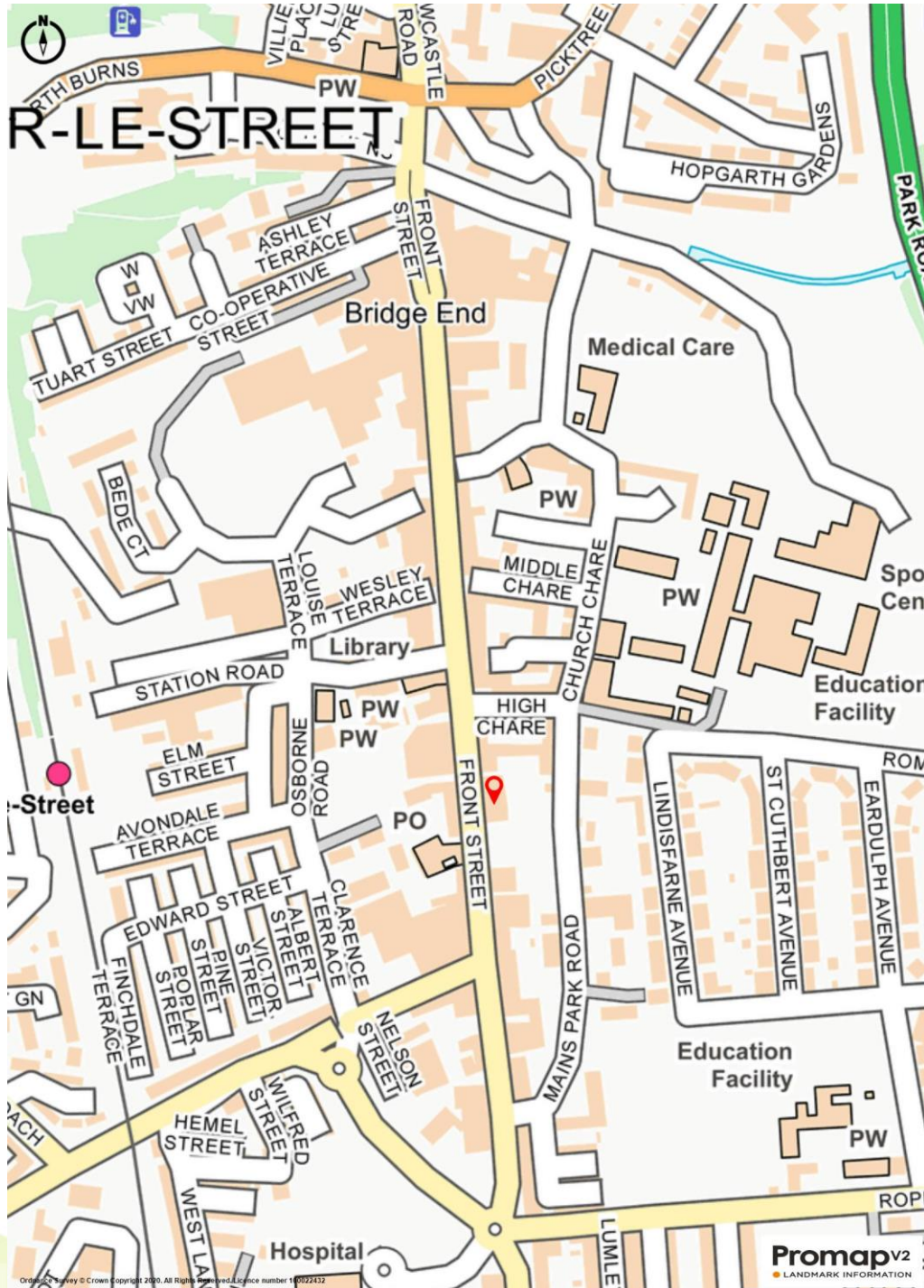
Business Rate relief is available for eligible parties under current Government legislation.

As of April 2023, the future proposed rateable value is £9,900. Therefore, eligible parties would receive 100% business rate relief (no business rates payable). Further details.

Interested parties to satisfy themselves as to rates payable and their own rate relief eligibility, prior to entering into a contract.

Use

We understand that the property was formerly used for general retail (Class E). The Landlord will consider alternative uses, subject to planning and other necessary statutory consents being granted. Interested parties to satisfy themselves as to the availability of planning permission for their use prior to entering into a contract.



Ground Floor, 150 Front Street,
Chester le Street, Co Durham DH3 3AY