

TO LET

GEORGE F. WHITE
RESIDENTIAL • COMMERCIAL • RURAL • DEVELOPMENT

Ground Floor Shop

**100 Front Street
Chester le Street
County Durham
DH3 3BA**

Incorporating

**johnson
tucker**
chartered surveyors & property consultants



- Prominently positioned on Front Street
- Attractive four storey building with stone front elevation under a slate pitched roof.
- Other nearby retailers including Greggs, Boots and Halifax
- Offers of £22,500 per annum are sought for the ground floor retail area. All other terms to be agreed.
- Total ground floor area of approximately 1,761 sq ft (163 sq m)



LOCATION

Chester-Le-Street is a historic market town in County Durham, situated on the banks of the River Tyne. The town is located centrally between Durham and Newcastle upon Tyne and benefits from excellent transport links, being a short distance from the A1(M). Rail communications are also very good with the town having a station situated on the East Coast Mainline, with easy access to London, Newcastle upon Tyne and other nearby towns and cities.

The property is situated in a prominent central position on Front Street, which is Chester le Street's principle retail thoroughfare. Other nearby retailers include Greggs, Boots, and Halifax among other national and local occupiers. There is a bus stop immediately outside the building.

DESCRIPTION

The property is an attractive four storey building with stone front elevation under a slate pitched roof. There is a separate entrance to the 5 upper floor apartments, with additional storage, bike store and bin stores on the ground floor, which the tenants share with the ground floor.



The ground floor is currently laid to provide a large retail 'white box' area with storage and a strong room to the rear of the building.

Please see floor plan below.



TERMS

The ground floor accommodation is available to let on effective full repairing and insuring terms at a rent of £22,500 per annum. All other lease terms are to be agreed by negotiation.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:-

2023 Rateable Value - £17,750

The Small Business rate for the year 2022/2023 is 49.9 pence in the pound.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ACCOMODATION

The property provides the below approximate areas:

GF Retail: 136 sq m (1,465 sq ft)
GF Stores: 18 sq m (192 sq ft)
GF Strong Room: 9.6 sqm (104 sq ft)
TOTAL: 163 sqm (1,761 sq ft)

VIDEO ARCHIVE

Please click the links below to see our selection of videos:

[Internal 1](#)

[Internal 2](#)

[Internal 3](#)

SUBJECT TO CONTRACT

EPC

The property has an EPC rating of D96

VAT

All figures quoted are exclusive of VAT where chargeable.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING

By appointment only through George F White LLP:

Kristian Sorensen

07596 128 092

kristiansorensen@georgefwhite.co.uk

Danielle Clough

07590 183 178

danielleclough@georgefwhite.co.uk

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GROUND FLOOR PLAN

