



### RETAIL PROPERTY TO LET

16A NORTH BURNS, CHESTER LE STREET  
CO DURHAM, DH3 3TF

- Popular High Street location
- Large glazed frontage
- Public parking nearby
- Nearby occupiers include Dominos and Franks Factory Flooring.

**£12,000 per annum**

Viewing strictly by appointment with the sole agent

### KEY POINTS

<b>Tenure</b>	To Let
<b>Size</b>	33.9 m <sup>2</sup> / 365ft <sup>2</sup>
<b>Availability</b>	Immediate Occupation
<b>Rateable Value</b>	TBC
<b>Service Charge(s)</b>	Available upon request
<b>EPC Rating</b>	C(75)

### KEY CONTACT(S)

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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 position on North Burns, which is Chester le Street's prominent retail centre. Other nearby retailers include Franks Factory Flooring, Dominos among other national and local occupiers.

DESCRIPTION

The property comprises a two storey commercial unit with a large retail glazed frontage. Internally, the property is well appointed and previously fit-out as an estate agency office although other uses would be suitable subject to the relevant permissions.

ACCOMMODATION

The property includes the following approximate net internal area:

Name	M²	Ft²
Ground Floor	23.3	251
First Floor	10.6	114
Total	33.9	365

TERMS

The premises are available by way of a new effectively full repairing and insuring lease via service charge at a rent of £12,000 per annum (exclusive). All other terms are to be agreed by negotiation.

RATING ASSESSMENT

The premises is currently being reconfigured and as such the rateable value will need to be re-assessed. The new Rateable Value will be made known as soon as possible.

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..

LEGAL COSTS

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

ENERGY PERFORMANCE

The property has an Energy Performance Certificate rating of C (75).

VAT

All figures are exclusive of VAT where chargeable.



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