



SHOP TO LET

74a Front Street, Chester-le-Street, County Durham, DH3 3BB

Town centre location | Retail use but may be suitable for other commercial uses | Rent only £13,500 per annum |

LOCATION

Chester-le-Street is a busy market town located approximately 10 miles south of Newcastle upon Tyne and 6 miles north of Durham City. The town benefits from a main line railway station and easy access to the A1(M) Motorway.

The premises are situated on Front Street, which is the principal shopping street within the town centre. Nearby retailers include Specsavers, Cooplands, Greggs, Superdrug and Subway. There are also a number of estate agents and High Street Banks nearby, including Lloyds. There are also Tesco and Morrison's supermarkets within the town centre.

DESCRIPTION

The property comprises a two-storey mid-terraced building of brick construction under a slate covered pitched roof, comprising a ground floor shop with integral office/ancillary space to the first floor.

The shop benefits from a single glazed timber framed shop front with recessed entrance doorway. There is level access to the front. Internally, the shop has carpeted floor, plastered walls and a suspended ceiling with integral lighting.

To the first floor is useful ancillary and office space.

There is a shared yard to the rear.

ACCOMMODATION

We have measured the property as providing the following net internal floor areas:

Ground Floor

Sales area	67.30 sq m	(724 sq ft)
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<u>First Floor</u>	56.13 sq m	(604 sq ft)
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PLANNING/USE

The property has previously been used for retail use. It is envisaged that it may also be suitable for other uses. Interested parties should ensure that all necessary consents, including planning consent, are obtained (if necessary) for their proposed use.

SERVICES

We understand that all mains services are connected to the property. However, prospective tenants should satisfy themselves as to the suitability of these services.

TENURE

The property is available to let by way of a new lease for a term of years to be agreed. The lease is to be drawn on a full repairing and insuring basis.

RENT

The property is available to let at a rent of £13,500 per annum exclusive of business rates and payable quarterly in advance.

VAT

The property is not registered for VAT and therefore VAT will not be payable on the rent.

BUSINESS RATES

The property is assessed for business rates as follows:

Description: Shop & premises

Rateable Value: £11,250

It is likely that most occupiers may benefit from small business rates relief if this is their only commercial premises, and therefore it is unlikely that business rates will be payable. However, interested parties should make enquiries direct with the Local Authority to establish the current business rates payable.

VIEWING

Strictly by appointment by sole agents youngsRPS.
Contact Paul Fairlamb or Chris Pattison on 0191 2610300.

LEGAL COSTS

The incoming tenant will be responsible for a contribution towards the landlord's proper legal costs.

LOCAL AUTHORITY

Durham County Council, County Hall, Durham.

Tel: 03000 260000

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of C-60. A copy of the EPC Certificate and Recommendation Report are available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk





Particulars amended June 2025

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