

### Retail / Office Unit To Let

118b Front Street, Chester le Street DH3 3BA

REF: NE2220



- Previously trading as a jeweller.
- Retail Unit 500 sq.ft (46 sq.m.).
- Suitable for a variety of uses.
- Located within the main shopping area.
- High footfall with car parks nearby.
- ASKING RENT £10,000 per annum.



#### Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

#### Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

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## Location

These commercial premises are located within the town centre on Front Street within a small retail parade, opposite the Library.

Chester le Street is a popular and sought-after market town with good schools, ample amenities and a main line railway station.

This unit is the main shopping district close to multiples that generate high levels of footfall and there is car parking nearby.

## Description

The premises comprise a self-contained ground floor space situated between Savers and Card Factory in a busy section of Front Street.

The premises previously traded as a jeweller but would be suitable for a variety of uses, subject to landlord's consent.

The unit is in good condition overall but does require some internal painting and decorating.

## Accommodation

The property has been measured with the following Gross Internal Areas;

### Ground Floor

<b>Front Shop</b>	285 sq.ft. (26 sq.m.).
<b>Office</b>	130 sq.ft. (12 sq.m.).
<b>Rear Shop</b>	85 sq.ft. ( 8 sq.m.)
<b>W.C.</b>	

## EPC

Rating TBC.



## Tenure

A new full repairing and insuring lease is available at a rent of £10,000 per annum with full terms to be agreed. Ingoing tenant to be responsible for the landlord's legal costs in the preparation of the new lease.

## Services

Water and electricity is installed.

## Business Rates

The premises are assessed as follows:

Rateable Value        £4,850  
Rates free subject to individual status.

## Money Laundering Regulations:

In accordance with the current Anti-Money Laundering Regulations, the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



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