

### Self-Contained Offices with parking

15 Church Chare, Chester le Street DH3 3PZ

REF: NE1989



- Ground Floor 555 sq.ft (52 sq.m.).
- First Floor 540 sq.ft. (50 sq.m.).
- Reception area plus modular offices.
- Located close to the main shopping area.
- 2x allocated parking spaces.
- INITIAL RENT £1,000 per month.



#### 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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The Watermark  
Gateshead  
NE11 9SN

## Location

These commercial premises are located close to the town centre in a pleasant cul de sac just off Church Chare which runs parallel to Front Street.

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 close to the main shopping district and there is other car parking nearby.

## Description

The unit comprises a 2 storey property of red brick construction and in excellent condition. The unit would be suitable for a variety of office or administration uses, subject to landlord's consent, with little for a tenant to attend to on occupation.

## Accommodation

The property has the following Gross Areas;

### Ground Floor

<b>Reception Area</b>	250 sq.ft. (23 sq.m.).
<b>Office 1</b>	60 sq.ft. ( 6 sq.m.)
<b>Office 2</b>	53 sq.ft. ( 5 sq.m.)
<b>Office 3</b>	52 sq.ft. ( 5 sq.m.)
<b>Staff Area</b>	140 sq.ft. (13 sq.m.)
<b>W.C.</b>	

### First Floor

<b>Office 4</b>	260 sq.ft. (24 sq.m.).
<b>Office 5</b>	270 sq.ft. (25 sq.m.).
<b>Kitchenette</b>	within Office 5
<b>W.C.</b>	

### External

<b>Car Parking</b>	2x designated spaces.
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### EPC

Rating C.



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## Tenure

A new full repairing and insuring lease is available at a rent of £1,000 per month (£12,000 per annum) with terms to be agreed.

The Ingoing tenant will be responsible for the landlord's legal costs in the preparation of the new lease.

## Services

Double glazing is installed and heating is by way of electric wall heaters.

## Business Rates

The premises are assessed as follows:

Rateable Value	£6,100
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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