

Secure Yard with Office

Lucy Street, Chester le Street DH3 3PU

REF: NE2134



- Secure Yard 2,900 sq.ft (270 sq.m.).
- Office / Garage 375 sq.ft. (35 sq.m.).
- Access via double width metal gates.
- Located close to the main shopping area.
- Previously used for car sales.
- 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

0191 487 8566

www.northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

These commercial premises are located close to the town centre adjacent to one of the local authority car park, and just off North Burns which runs towards 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

This opportunity comprises a secure storage yard with a brick built single storey office and small garage within. There is an additional covered lean to space attached to brick built unit.

The storage yard is accessed via set of double width metal gates and would be suitable for a variety of uses, subject to landlord's consent. The space was most recently used for second hand car sales.

Accommodation

The property has the following Gross Areas;

Ground Floor

<u>Garage / Office</u>	375 sq.ft. (35 sq.m.)
<u>"Lean To" Space</u>	260 sq.ft. (24 sq.m.)

<u>External Storage Yard</u>	2,900 sq.ft. (270 sq.m.)
<u>W.C.</u>	

EPC

Rating – not applicable.



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

Services

Electricity is supplied to the office and there is a water supply to W.C.

Business Rates

The premises are assessed as follows:
Rateable Value £5,500
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.



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



0191 487 8566

admin@northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN