

Retail Unit To Let

98 Front Street, Chester le Street DH3 3BA

REF: NE2181



- GIA circa 1,850 sq.ft (172 sq.m.).
- 6 year lease from 2023.
- Suitable for a variety of uses.
- Located within the main shopping area.
- High footfall and car parks nearby.
- RENT £15,500 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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The Watermark
Gateshead
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Location

These commercial premises are located within the town centre on Front Street near the junction with Station Road.

Chester le Street is a popular market town with good schools, ample amenities and a main line railway station. This unit is within the main shopping district close to multiples that generate high levels of footfall and with car parking nearby.

Description

The unit comprises a self-contained ground floor unit forming part of a larger block. The premises are currently occupied by a board games café and shop who are relocating to a larger venue.

This space would be suitable for a variety of uses, subject to landlord's consent.

Accommodation

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

Ground Floor 1,850 sq.ft. (172 sq.m.).

Retail Area

Kitchen

2x W.C.'s

1 x DDA compliant W.C.

EPC

Rating B.

Services

Water, electricity and gas fired central heating is installed.



Tenure

The premises are held on a 6 year lease from 2023 at a passing rent of £15,500 per annum. There is a rent review at the 3rd anniversary but no break clauses within the term. There is a service charge applicable.

Legal Costs

The incoming tenant is to be responsible for the landlord's legal costs in the assignment of the existing lease.

Business Rates

The premises are assessed as follows:

Rateable Value	£15,500 (2023 list)
Rateable Value	£15,750 (2026 list)

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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