

## Retail / Café Unit To Let

156a Front Street, Chester le Street DH3 3AY

REF: NE2194



- Previously trading as a craft cafe.
- Located within the main shopping area.
- Retail Unit 600 sq.ft (55 sq.m.).
- High footfall with car parks nearby.
- Kitchen 85 sq.ft. (8 sq.m.).
- 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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## Location

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

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 unit comprises a self-contained ground floor unit forming part of a larger parade of small retail units.

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

The unit is in good overall condition with fixtures and fittings in place for the craft café use and a reasonably well-equipped kitchen, although none of the appliances have been tested.

## Accommodation

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

### Ground Floor

<b>Retail Area</b>	600 sq.ft. (55 sq.m.).
<b>Kitchen</b>	85 sq.ft. ( 8 sq.m.)
<b>2x W.C.</b>	

## EPC

Rating C.



## Tenure

A new full repairing and insuring lease is available at a rent of £1,000 per month (£12,000 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        £9,600  
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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