

On the Instruction of William Hill

TO LET

CHESTER-LE-STREET, 100 Front Street DH3 3AG



Location

Chester-Le-Street is an attractive market town in County Durham, located 7 miles south of Newcastle upon Tyne and 8 mile west of Sunderland on the River Wear. The town has good transport links being located adjacent to Junction 63 of the A1(M).

Front Street represents the main retail pitch in the town and the subject unit occupies a prominent position. National occupiers in the vicinity include **Cooplands**, **Card Factory**, **Superdrug** and **Greggs**, as well as various local independent retailers.

Description

The premises occupy the ground floor of a three story, ashlar built, character property. The demise includes a large main sales area, customer toilets, large staff area and storage space.

Key Features

- Character Building
- Leasehold

Viewing

By appointment via this office:

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Accommodation

Ground Floor	133.30 Sq m	1,435 Sq ft
Total	133.30 Sq m	1,435 Sq ft

Tenure

The premises are available by way of an assignment of the existing lease expiring **30/10/2027**, with the option to break on **30/10/2022**.

Alternatively, the premises are available by way of a sub-lease.

Rent

The current passing rent is **£42,000 per annum**, exclusive of all other outgoings.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £25,000. The UBR for 2019/2020 is 49.1p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

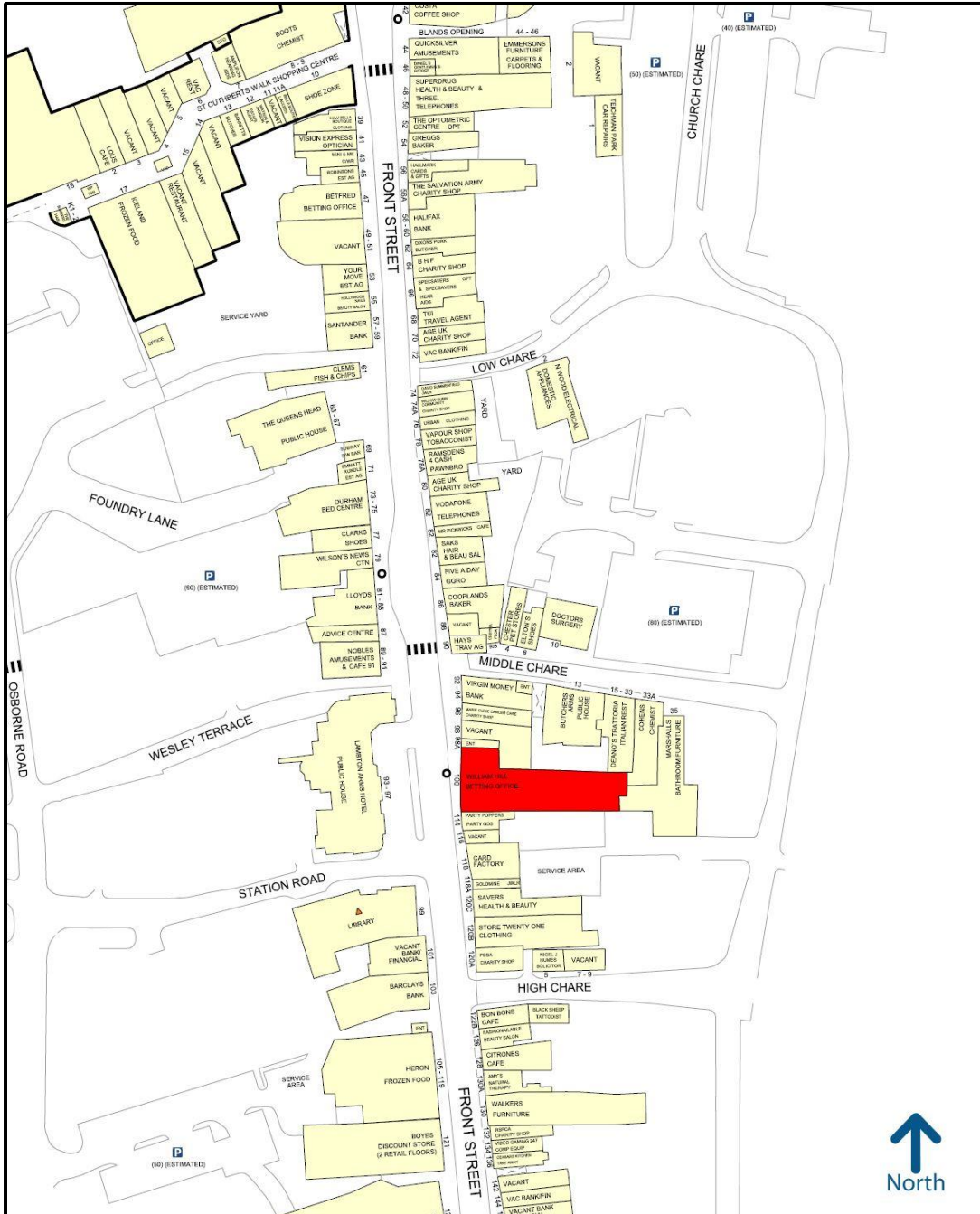
EPC

Available upon request.

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Not to scale.

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