

**Sampson Moore**

PROPERTY INVESTMENT CONSULTANTS

**@retail**

ANGUS • THURLBECK • FLETCHER

## RETAIL UNIT TO LET



**1307 sq ft total**

**54 FRONT STREET**

**CHESTER-LE-STREET, DH3 3BD**

- **Rent of £15,000 pa.**
- **May consider sale of freehold.**
- Prime position in Front Street.
- Opposite St Cuthbert's Walk shopping centre.
- Neighbouring occupiers include Greggs, Superdrug, Costa and Boots.
- Occupation May 2024.

Botts Green Hall, Coleshill, Birmingham B46 2NZ

Tel: 01675 481858 · Mobile: 07711 718516

e mail: [srsmoore@sampsonmoore.co.uk](mailto:srsmoore@sampsonmoore.co.uk) · web: [www.sampsonmoore.co.uk](http://www.sampsonmoore.co.uk)

## LOCATION

Chester-le-Street is a market town situated 11 miles south of Newcastle and 9 miles north of Durham. Junction 43 of the A1 (M) is approximately 1 mile to the north of the town centre providing access to the rest of the north-east region and beyond. The property is centrally situated on the east side of Front Street, the prime shopping street within the town. Neighbouring occupiers include Superdrug, Costa, Greggs, Boots, B&M and Peacocks. Opposite the property there is the St Cuthbert's Shopping Centre which is anchored by Morrisons, Iceland and the Boots store which faces Front Street.

## DESCRIPTION

The property comprises a two-storey retail unit of concrete framed construction with brick elevations and a flat roof. The ground floor comprises sales area and storage, with staff accommodation, office and WCs on the first floor.

There is a small rear garden/yard within the site.

## ACCOMMODATION

Shop width	14ft 11 in	4.55m
Shop depth	61ft 5 in	18.72m
<b>Ground floor</b>	<b>sq ft</b>	<b>sq m</b>
Zone A	298	27.7
Zone B	283	26.3
Zone C	280	26.0
Remainder	<u>21</u>	<u>2.0</u>
Total	882	81.9
(ITZA)	512	47.6)
<b>First floor</b>		
Staff/office	<u>425</u>	<u>39.5</u>
<b>Total</b>	<b>1,307 sq ft</b>	<b>121.4 sq m</b>

## RATING ASSESSMENT

Rateable value	£12,250
Rates payable (24/25 @ 0.499)	£6,113

Small business property rates relief should apply, where no rates are payable below a rateable value of £12,000, on a sliding scale to £15,000. 91.7% relief should therefore apply to this property subject to status. Please check with the local authority.

## TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed. Occupation available from May 2024.

## RENT

**£15,000 pa**

May consider sale of freehold.

## VAT

The property has not been elected for VAT.

## **EPC rating**

74 (C)

## **LEGAL COSTS**

Each party to bear their own legal costs.

## **FURTHER INFORMATION**

Please contact the joint agents below:

Stephen Moore,  
Sampson Moore,  
Botts Green Hall, Coleshill,  
Birmingham, B46 2NZ  
Tel: 01675 481858 Mobile: 07711 718516  
email: [srsmoore@sampsonmoore.co.uk](mailto:srsmoore@sampsonmoore.co.uk)

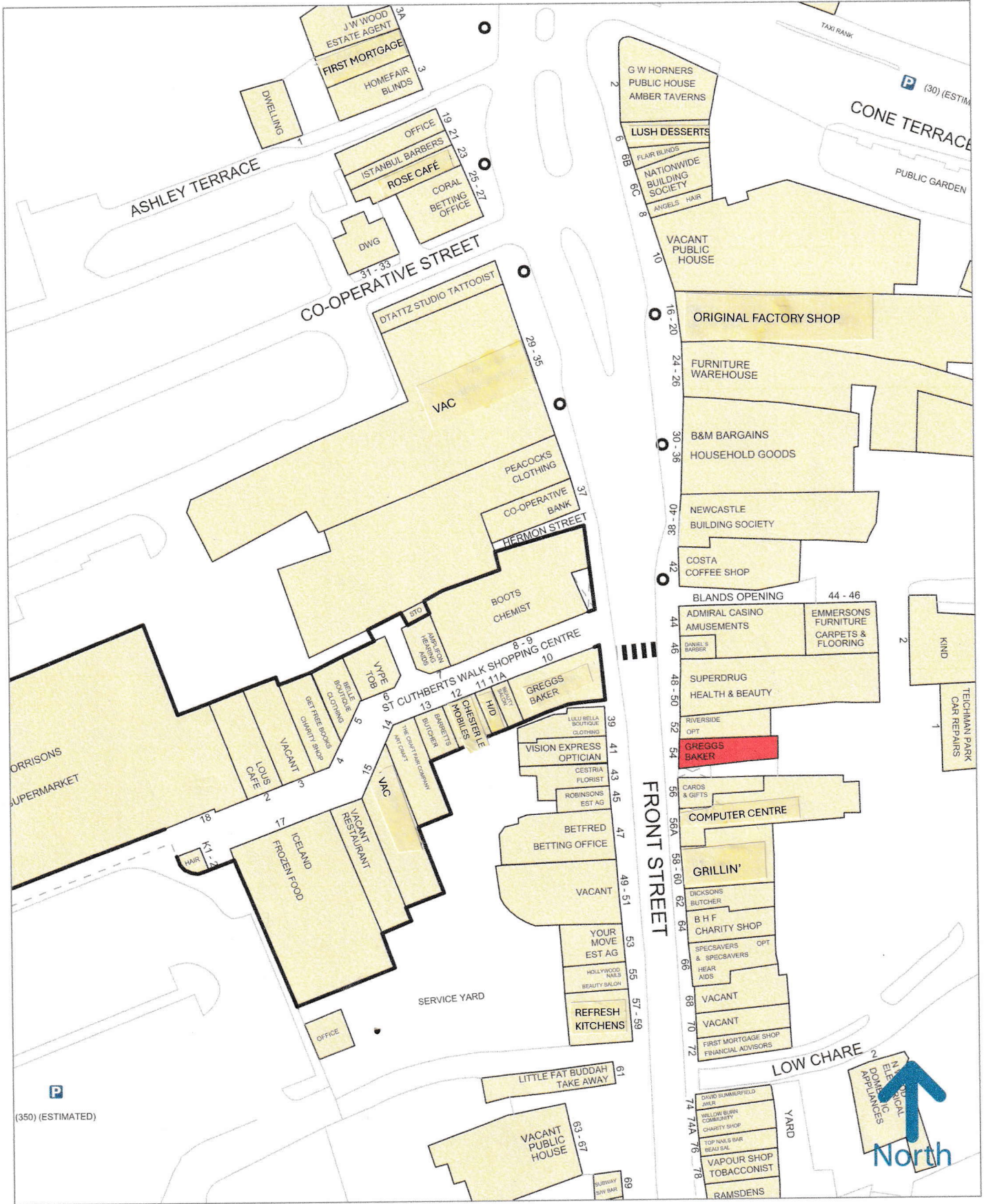
Pete Townsend,  
@retail,  
Cobalt Business Exchange, Cobalt Park Way,  
Newcastle upon Tyne, NE28 9NZ  
Mobile: 07713 151 970  
email: [pete@atretail.co.uk](mailto:pete@atretail.co.uk)



**SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT**

## **MISREPRESENTATION ACT 1967**

SAMPSON MOORE for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are set out as a general outline only for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No employee of Sampson Moore has any authority to make or give any representation or warranty whatsoever in relation to the property. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state and condition or that it is capable of fulfilling its intended function.



50 metres

Experian Goad Plan Created: 05/02/2024  
Created By: Sampson Moore



Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/business-products/goad](http://www.experian.co.uk/business-products/goad) | [salesG@uk.experian.com](mailto:salesG@uk.experian.com)