



## 92/94 Front Street, Chester le Street, DH3 3BA

- Ground Floor Corner Retail Unit
- Floor Area 122.07 sq.m. (1,313.95 sq.ft.)
- High Volume of Passing Trade
- Principle Retailing Street
- Suitable for a Variety of Uses (STPP)
- Very Well Presented
- Service Charge Applicable

**Rent: £22,500 (+vat) per annum**

# COMMERCIAL

## Location

The property is located on the side street from Front Street, the main shopping parade of Chester-Le-Street. The location benefits from a mixture of local and national operators.

Neighbouring retailers includes Heron Foods, The Card Factory, Argos, Barclays, HSBC among others.

## Description

A ground floor corner retail unit with a floor area circa 122.07 sq.m. (1,313.95 sq.ft.)

Internally the unit consists of open plan retail space, with 3 cubicle offices, rear retail area, separate office space and storerooms, including a kitchen and 2 W.C.s.

The unit is well presented, with suspended ceilings, air conditioning, part carpeted and an electric roller shutter (on the entrance).

Area	sq. m.	sq. ft.
Retail Area	74.01	796.63
Rear Retail	12.90	138.85
Kitchen	12.67	136.38
Office	8.58	92.35
Store 1	2.99	32.18
Store 2	1.85	19.91
Store 3	3.58	41.44
Hallway	5.49	59.09
2 x WCs	n/a	n/a
<b>Total</b>	<b>122.07</b>	<b>1313.95</b>

## Tenure

Leasehold – The unit is available by the way of a new full repairing and insuring lease.

## Rent

£22,500 (+vat) per annum

A service charge will be applicable

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2023 Rating List entry is Rateable Value £19,750

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

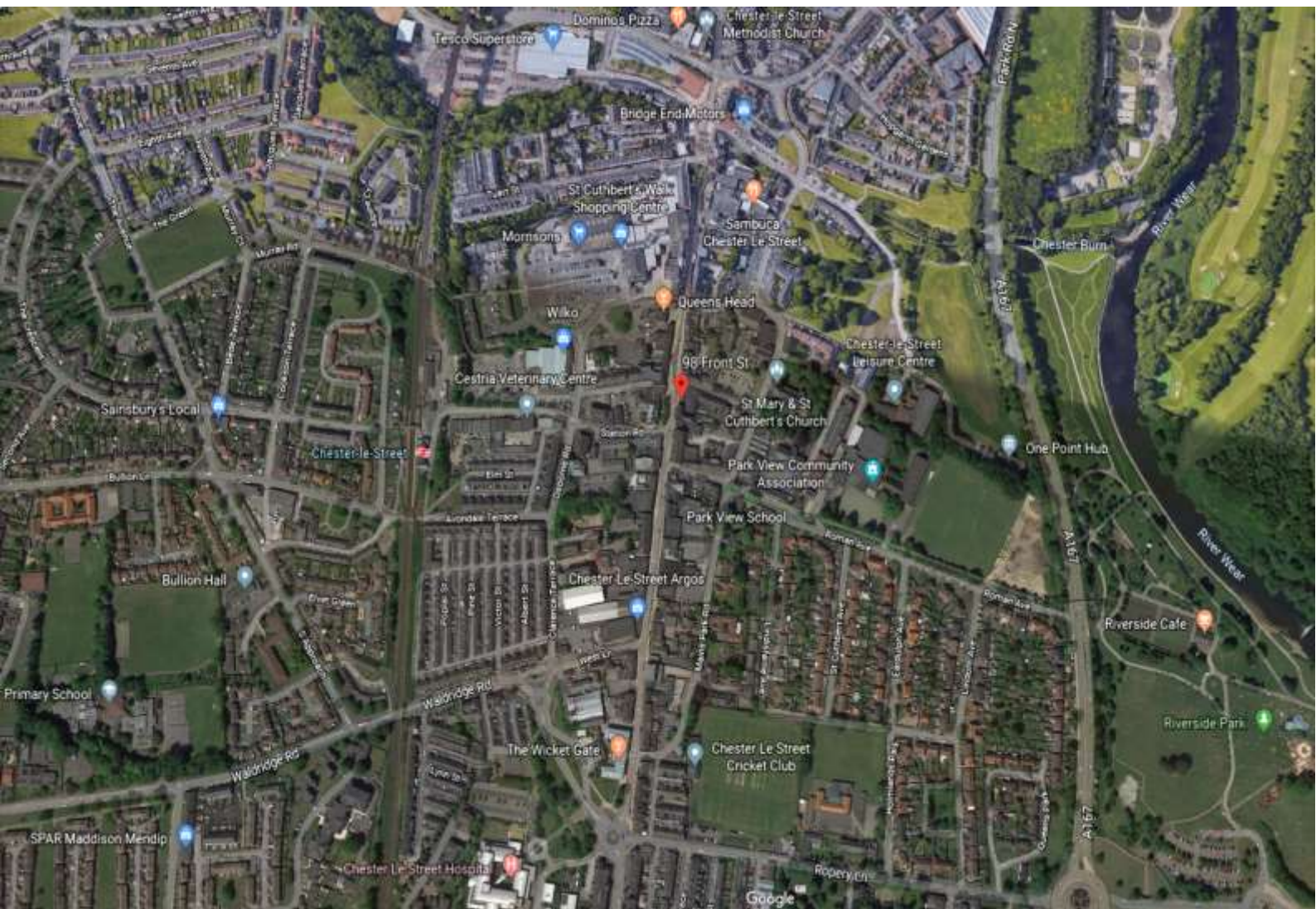
Ref H825 (version 1)

Prepared 13<sup>th</sup> July 2023





# COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573



**RICS**  
The mark of  
property professionalism worldwide