



- Two-storey end-terrace commercial premises
- Net Internal Area 45.24 sq. m. (486.95 sq. ft.)
- Prominent town centre retail position
- Suitable for various commercial uses, subject to planning
- High levels of passing trade and pedestrian footfall
- Public parking available within close proximity

**16A North Burns,
Chester-Le-Street,
Co Durham DH3 3TF**

Rent: £10,000 per annum

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Location

The property occupies a prominent position on North Burns, one of Chester-le-Street's principal commercial streets, immediately adjacent to the town's recently regenerated Market Place and within the heart of the town centre. The location benefits from excellent levels of passing vehicular traffic and pedestrian footfall, with attractive public realm improvements, nearby public parking and excellent accessibility.

The surrounding area comprises a strong mix of national, regional and independent occupiers including Domino's Pizza, Frank's Factory Flooring, Miss Elephant Café & Pancake House, Venture Properties, together with a wide range of retail, leisure and professional businesses. Front Street, Chester-le-Street's primary retail thoroughfare, is only a short walk away and is home to occupiers including Tesco, Boots, Costa Coffee, Greggs, Superdrug and a variety of banks and service providers.

Chester-le-Street is a popular and affluent market town situated approximately 10 miles south of Newcastle upon Tyne and 6 miles north of Durham City, benefiting from excellent transport links via the A1(M) together with a mainline railway station providing direct services to Newcastle, Durham and London, making it an attractive trading location for a wide variety of businesses.

Description

The property comprises a well-presented two-storey end-terrace retail premises occupying a prominent position within Chester-le-Street town centre. Most recently occupied as a mini market, the property was previously used as an estate agency and offers flexible accommodation suitable for a wide variety of retail, office, professional service, beauty, medical or other commercial uses, subject to the necessary planning consents.

The ground floor extends to approximately 25.67 sq. m. (276.3 sq. ft.) and provides an attractive open-plan sales area with a large glazed shop frontage, suspended ceilings incorporating LED lighting, air conditioning, tiled flooring and a staff W/C located to the rear.

An internal staircase leads to the first floor, extending to approximately 19.57 sq. m. (210.64 sq. ft.), which provides a useful landing area, a private office overlooking North Burns and a fitted kitchenette. The upper floor benefits from suspended ceilings, carpeting, air conditioning and good levels of natural light, making it suitable for office, staff or ancillary accommodation.

Overall, the property provides a Net Internal Area of approximately 45.24 sq. m. (486.95 sq. ft.) and is available with vacant possession. The premises have been fitted out to a good standard throughout and require only cosmetic updating to suit an incoming occupier's individual requirements.

Floor Area

Ground Floor – 25.67 sq. m. (276.3 sq. ft.)

First Floor - 19.57 sq. m. (210.64 sq. ft.)

Net Internal - 45.24 sq. m. (486.95 sq. ft.)

Rent

£10,000 per annum

Lease Terms

Leasehold – A new full repairing and insuring lease is available, terms and conditions to be agreed.





Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

Rateable Value

The 2026 Rating List entry is Rateable Value £ TBC

Viewing Arrangements

Strictly by appointment through this office.

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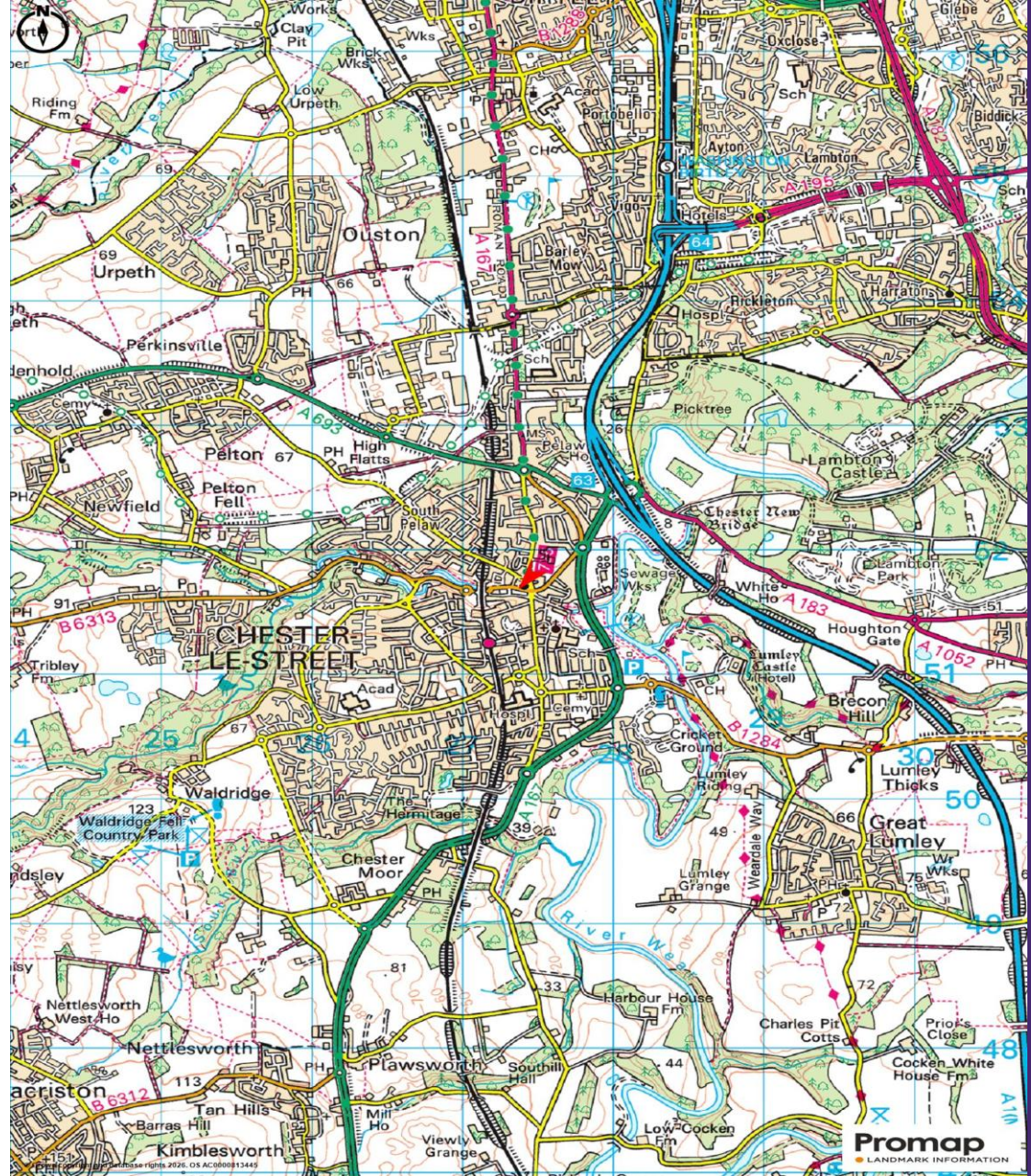
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