

# Chester Le Street - 101 Front Street, County Durham DH3 3BL

## Retail Premises to Rent



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# Chester Le Street - 101 Front Street, County Durham DH3 3BL

## Retail Premises to Rent



### Property Features:

- Comprises former bank premises arranged over ground and first floor
- VAT is NOT applicable to this property
- Located within short walk to Chester Le Street train station and Chester Le Street Library
- Nearby occupiers include Barclays, Post Office, Cardfactory, The Works, Heron Foods and more.

### Property Description:

The property provides the following accommodation and dimensions:

Ground Floor: Retail	83 sq m (894 sq ft)
Ground Floor: Ancillary	45 sq m (488 sq ft)
First Floor: Ancillary	100 sq m (1,076 sq ft)
<b>Total area size:</b>	<b>228 sq m (2,458 sq ft)</b>



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### Terms:

Available on a new lease with terms to be agreed by negotiation:

Rent: £480.77 per week (PCM: £2,083.33)

Deposit: £6,250 (3 Months)

### Rateable Value:

Rateable Value - £19,250 p.a.

Rates Payable - £9,800 p.a.

### EPC:

The property benefits from a E Rating. Certificate and further details available on request.



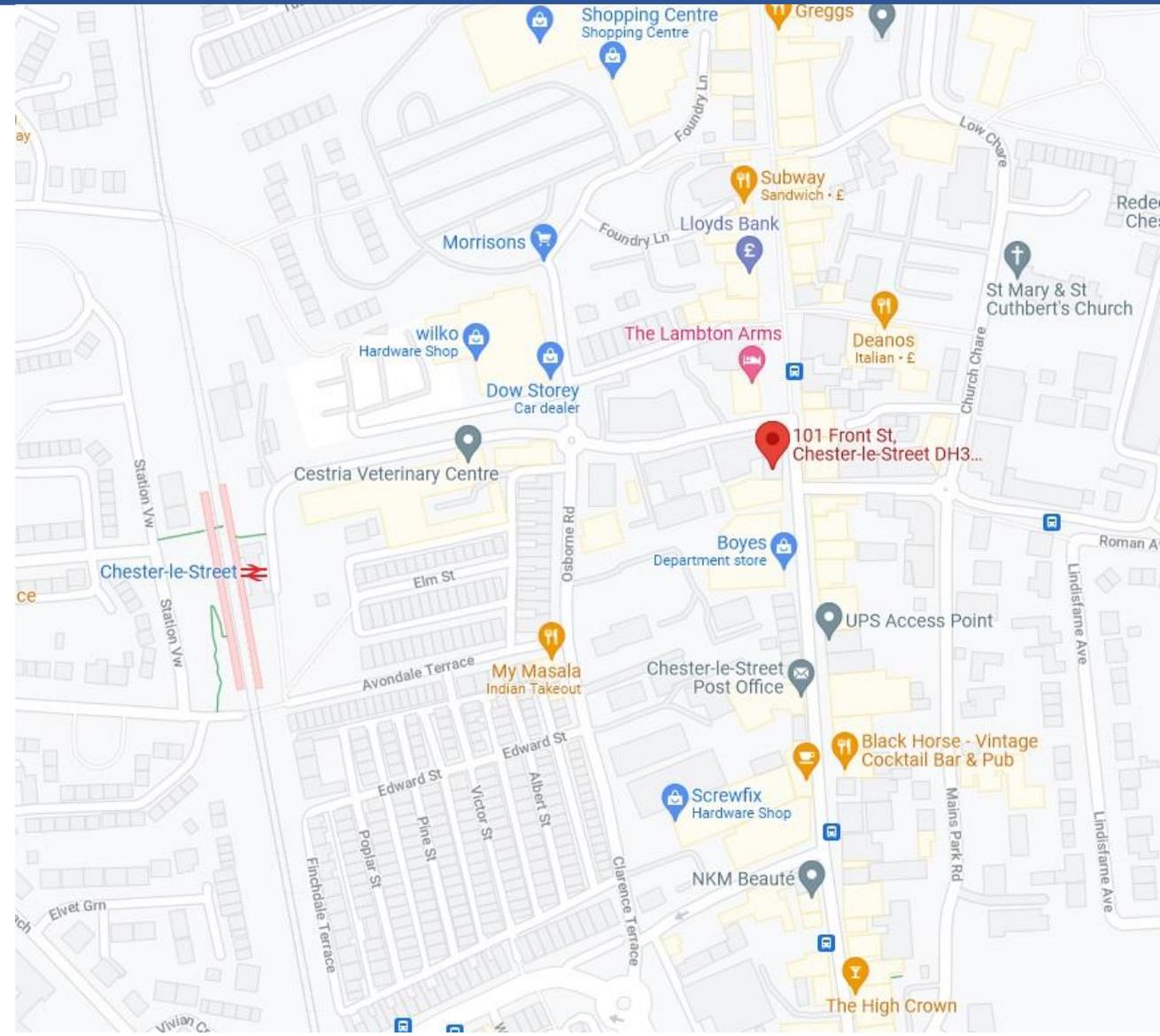
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### Location:

Chester Le Street also known as Chester, is a market town and civil parish north of the River Wear, England. It is in the district, lieutenancy and historic palatine of Durham and is located 7 miles (11 km) south of Newcastle upon Tyne and 8 miles (13 km) west of Sunderland. The town holds markets Tuesdays, Fridays and Saturdays. The property is located within short walk to Chester Le Street train station and Chester Le Street Library. Nearby occupiers include Barclays, Post Office, Cardfactory, The Works, Heron Foods and more.



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

### Address:

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