

LARGE GROUND FLOOR RETAIL UNIT TO LET

GAVINBLACK
— & PARTNERS —



98 FRONT STREET, CHESTER LE STREET, DH3 3BA

- Substantial ground floor 149.98 m² (1,614 ft²)
- Rear servicing/access
- Forming part of principal retail area of Chester-le-Street
- Nearby occupiers include Virgin Money, William Hill & HSBC Bank

CONTACT

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LOCATION

The property forms part of the principal retail area of Chester-le-Street which focuses on Front Street and the covered St Cuthberts Walk Shopping Centre.

Situated immediately to the south of Middle Chare, the property has nearby occupiers including Barclays Bank, Lloyds TSB, HSBC, William Hill and Virgin Money.

DESCRIPTION

The property comprises a substantial ground floor retail unit benefiting from a full height aluminium framed shop front.

The unit benefits from rear servicing/access.

ACCOMMODATION

The net internal area is as follows:

Sales 149.98 m² (1,614 ft²)

PLANNING

We understand that the unit benefits from an existing Class A1 (retail) consent.

Interested parties should, however, make their own enquiries with Durham County Council (0300 0260000).

RATING

According to the Valuation Office Agency website the property has a Rateable Value of £22,000.

Interested parties should make their own enquiries in respect of the rates payable.

LEASE TERMS

The property is available by way of a new effectively full repairing and insuring lease. The tenant will be responsible for internal repairs and will reimburse the landlord the cost of maintaining the structural elements of the property and building insurance.

RENT

£26,000 per annum exclusive.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

LEGAL COSTS

Each party will be responsible for their own costs in the transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis and, where silent, offers will be deemed net of VAT.

VIEWING

Strictly by appointment with Gavin Black & Partners or the Joint Agent, North East Commercial.

September 2013

98 FRONT STREET, CHESTER LE STREET, DH3 3BA

Energy Performance Certificate

Non-Domestic Building



98, Front Street
CHESTER LE STREET
DH3 3BA

Certificate Reference Number:
9450-3038-0509-0200-2295

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

69

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 167
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 133.9

Benchmarks

Buildings similar to this one could have ratings as follows:

36

if newly built

44

if typical of the existing stock



Disclaimer: These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not oblate the need for a full survey and all appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in these particulars.