# LARGE GROUND FLOOR RETAIL UNIT TO LET





## 98 FRONT STREET, CHESTER LE STREET, DH3 3BA

- Substantial ground floor 149.98 m<sup>2</sup> (1,614 ft<sup>2</sup>)
- 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 m<sup>2</sup> (1,614 ft<sup>2</sup>)

### **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

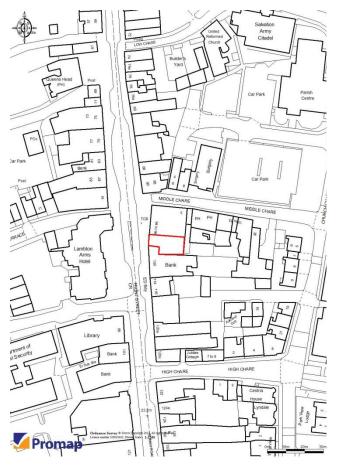
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis and, where silent, offers will be deemed net of VAT.

#### **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

₩ HM Government

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.



#### Technical information

 Main heating fuel:
 Grid Supplied Electricity

 Building environment
 Heating and Natural Ventilation

 Total useful floor area (m'):
 167

 Building complexity (NOS level):
 3

 Building emission rate (kgcC<sub>0</sub>/m'):
 133.9

#### Benchmarks

Buildings similar to this one could have ratings as follows:

36 If newly built

4.4 If typical of the existing stock