

Property Details

**HOT FOOD TAKEAWAY (A5)
TO LET - GROUND FLOOR RETAIL
13 NORTH BURNS, CHESTER-LE-STREET, DH3 3TF**



- **1,627 sq ft (151.20 sq m)**
- **Hot food takeaway (A5) use granted**
- **Fronting North Burns (B6313) and popular Market Place**
- **Ground floor lockup shop**
- **Rent Quoting: £18,000 per annum, exclusive**
 - **Incentives available, via negotiation**



LOCATION

The unit is located between Durham City Centre to the south and Newcastle upon Tyne to the north. Chester-le-Street is a large market town with close access to the A1(M) motorway and the main East Coast rail line.

The property has frontage to the popular retailing area and busy thoroughfare, North Burns (B6313). The unit also overlooks the popular Market Place. Neighbouring occupiers include Franks (Flooring), Domino's Pizza as well as many other retailers, eateries and leisure facilities. There is free on-street car parking for up to 2 hours opposite the premises. Chester-le-Street also benefits from reasonably priced and good levels of car parking within walking distance. Location plans are attached.

DESCRIPTION

The premises comprise open plan ground floor end terrace lock-up shop with good ceiling height.

The unit is in shell condition ready for Tenant fit-out. For further details please contact joint agents.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following approximate net internal floor areas:

Accommodation	Sq m	Sq ft
Retail/Sales Area	139.40	1,500
Staff/Kitchen/WC	11.80	127
Total	151.20	1,627

PLANNING

The Landlord informs us that permission has been granted for **Hot Food Takeaway (A5)** use under the Town and Country Planning (Use Classes) Order 1987 (as amended).

We are informed, takeaway trading is permitted from:

10:00 a.m. - 11:00 p.m. Mon - Thurs

10:00 a.m. - 12:00 a.m. Fri - Sat

11:00 a.m. - 11:00 p.m. Sun

Interested parties are to make their own enquiries.

RENT QUOTING

£18,000 per annum, exclusive.

Incentives available, via negotiation.

LEASE TERMS

The subject premises are available by way of a new effectively full repairing and insuring lease. Length of lease and other terms to be agreed.

BUSINESS RATES

We understand that the property is entered into the 2017 Valuation Rating List as:

Shop and Premises

Rateable Value: £17,500

Rates Payable (2018/19): £8,400 (approx.)

This excludes any rate relief that might be available. Local Authority is Durham County Council for further details. Tel: 03000 268 997.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has a rating of Band C (68). A copy of the EPC is available on request.

LEGAL AND PROFESSIONAL COSTS

Each party are to be responsible for their own legal and professional costs incurred in any transaction.

AGENTS NOTES

In accordance with the Code of Leasing Business Premises: England and Wales, the Landlords are willing to consider alternative lease terms to those set out above but please bear in mind the variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone: 0207 334 3806.

VAT

All prices, premiums, rents and other outgoings are quoted exclusive of VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly by prior appointment with the joint agents:

Lewis J Smith, Ashley Smith Chartered Surveyors
Tel: 0191 384 2733 Email: ljs@ashleymsmith.co.uk

Richard Finney, North East Commercial
Tel: 0191 487 8566 Email: admin@northeastcommercial.co.uk

7th September 2017

PLEASE READ THE FOLLOWING SUBJECT TO CONTRACT

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ashley Smith Chartered Surveyors in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Ashley Smith Chartered surveyors nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Any reference to alterations to, or use of, 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.

The VAT position relating to the property may change without notice.

The Vendor does not make or give, and neither Ashley Smith Chartered Surveyors nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

All statements contained in these particulars as to this property are made without responsibility on the part of Ashley Smith Chartered Surveyors.

13 North Burns, Chester le Street
Hot Food Use (A5) Granted





