

Property Details

RETAIL / RETAIL WAREHOUSE - TOWN CENTRE - 9,700 SQ FT
TO LET
143 FRONT STREET, CHESTER LE STREET, CO DURHAM DH3 3AU



Ashley
Smith



- Formerly occupied by Argos
- 9,706 Sq Ft (901.69 Sq M)
 - Sales 7,985 Sq Ft; Warehouse 1,478 Sq Ft
- 43 car parking spaces plus loading bay
- Town Centre location
- £6m Town Centre regeneration scheme underway
- Asking rent: contact agent

LOCATION

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

The property has return frontage on the main retail parade through Chester le Street (Front Street / West Lane) and surrounded by many retailers, eateries and leisure facilities. Occupiers in immediate area include Screwfix, Boyes, Savers, Heron Foods and Post Office.

Chester le Street is undergoing a £6m regeneration scheme to transform the town centre, which is near completion.

Location Plan attached for illustrative purposes.

DESCRIPTION

Former Argos store, the property provides open plan ground floor retail space with ancillary storage, kitchen and WC facilities. Externally, the property provides a reasonably sized yard plus parking for approximately 43 cars.

Floor Plan and Site Plan attached for illustrative purposes.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property provides, based on the existing layout, the following approximate gross internal floor areas:

ACCOMMODATION	Sq ft	Sq m
Sales area (ancillary stores and WCs)	7,985	741.80
WC facilities (gents & ladies)	243	22.59
Warehouse	1,478	137.30
TOTAL	9,706	901.69

Car park spaces for 43 cars plus loading dock service area

Floor plan attached for illustrative purposes only (not to scale).

ASKING RENT

Contact agent for further details.

LEASE TERMS

Available by a new effectively full repairing and insuring lease. Length of lease and other terms to be agreed.

LEGAL AND PROFESSIONAL COSTS

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

USE

Former Argos retail, sales and warehouse. Landlord may consider alternative uses, subject to planning and other necessary statutory consents being granted.

Interested parties to satisfy themselves as to the availability of necessary statutory consents for their intended use, prior to entering into a contract.

VAT

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

BUSINESS RATES

We understand the property has been entered into the 2017 Rating List as:

Shop and Premises
Rateable Value: £61,000
Rates Payable (2020/21): £31,232 (approx.)

Car park and Premises
Rateable Value: £19,000
Rates Payable (2020/21): £9,481 (approx.)

We understand that the whole site was under one assessment (before being split) with a Rateable Value of £67,500.

Interested parties to satisfy themselves of their own rates payable for their intended use, prior to entering into a contract.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rated within Band B. EPC available upon request.

AGENTS NOTES

Code of Leasing Business Premises (England and Wales): Alternative lease terms are available. Any variations may affect level of rent proposed - www.leasingbusinesspremises.co.uk.

VIEWING AND FURTHER INFORMATION

Strictly by appointment of the sole agents:

Lewis J Smith
Ashley Smith Chartered Surveyors,
Oakmere, Belmont Business Park, Durham DH1 1TW

Tel: 0191 384 2733 / Info@ashleymith.co.uk

Pete Bradbury / Max Vause
Carter Towler Ltd, Coronet House, Queen St, Leeds LS1 2TW

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**PLEASE READ THE FOLLOWING
SUBJECT TO CONTRACT**

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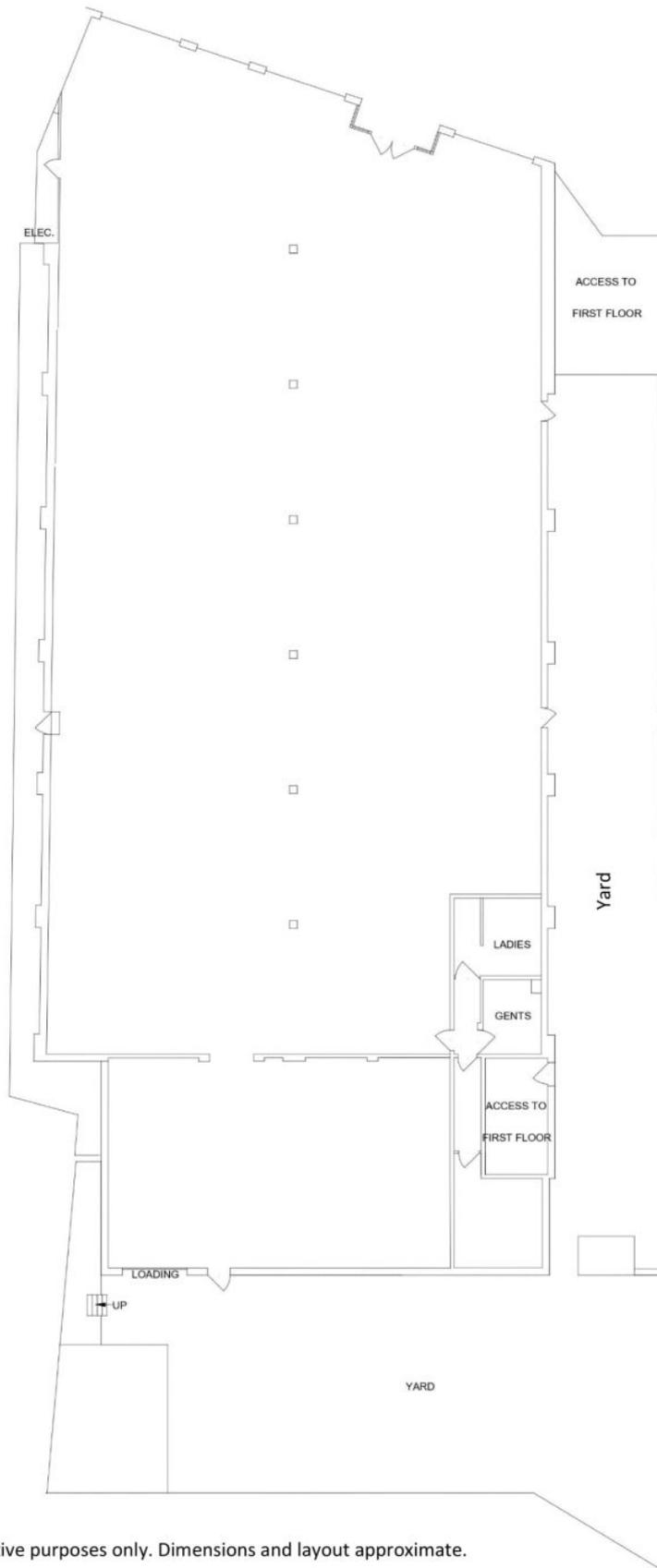
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The VAT position relating to the property may change without notice.

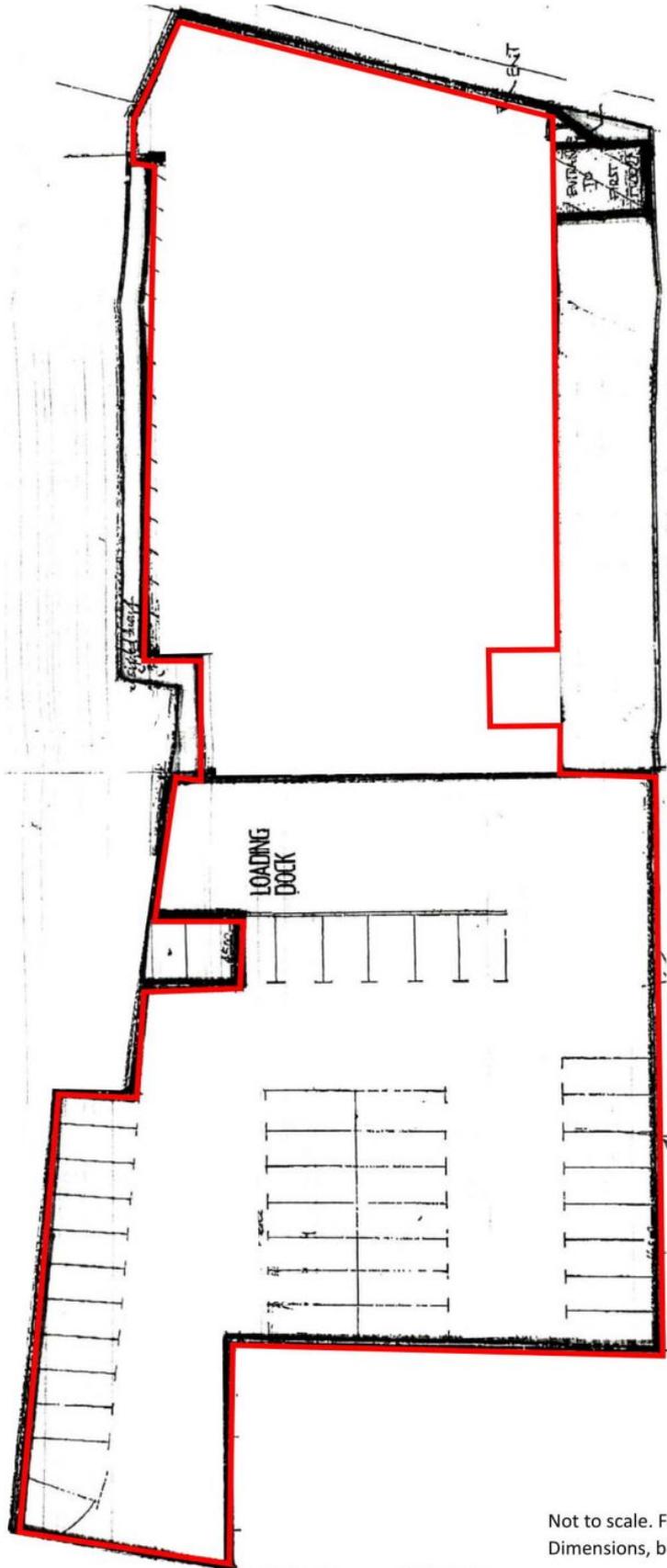
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Not to scale. For illustrative purposes only. Dimensions and layout approximate.



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Dimensions, boundaries and layout approximate.

