

# Chester Le Street - 101 Front Street, County Durham DH3 3BL Freehold Vacant Retail with Residential Development Potential



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



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

## Freehold Vacant Retail with Residential Development Potential



### Investment Consideration:

- Purchase Price: £250,000
- Vacant possession
- ERV: £25,000 p.a. GIY: 10.00%
- VAT is NOT applicable to this property
- Comprises former bank premises arranged over ground and first floor
- Total area size of 228 sq m (2,458 sq ft)
- Residential development potential, subject to obtaining the necessary consents.
- 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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### Property Description:

The property comprises retail premises arranged over ground and first floor, previously operated as a bank. Residential development potential, subject to obtaining the necessary consents.

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>

### Tenancy:

The entire property is at present vacant. ERV: £25,000 per annum



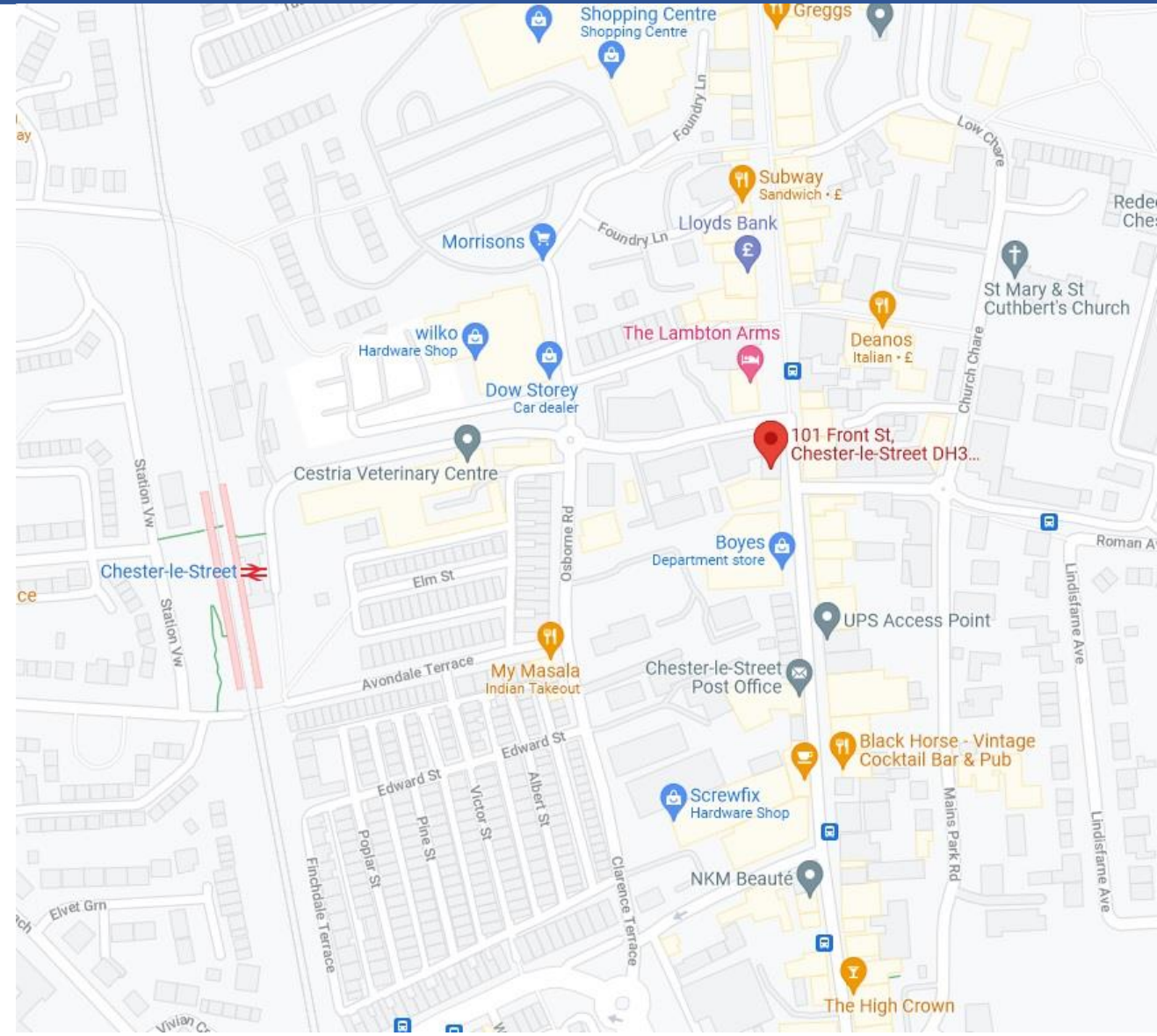
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### Location:

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:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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