



Sanderson  
Weatherall

To Let

Ground Floor  
Retail Unit

1,781 sq ft (165.46 sq m)

▶ **100 Front Street  
Chester le Street  
DH3 3BA**



## Key points

- ▶ Retail Unit
- ▶ Size: 1,781 sq ft (165.46 sq m)
- ▶ Asking Rent: £21,500 per annum
- ▶ Subject to Contract

## Description

The property comprises a well-presented ground floor retail unit providing a spacious open plan sales area benefitting from excellent levels of natural light via the prominent frontage onto Front Street. The accommodation offers flexible retail space suitable for a variety of occupiers, together with ancillary storage and staff facilities to the rear.



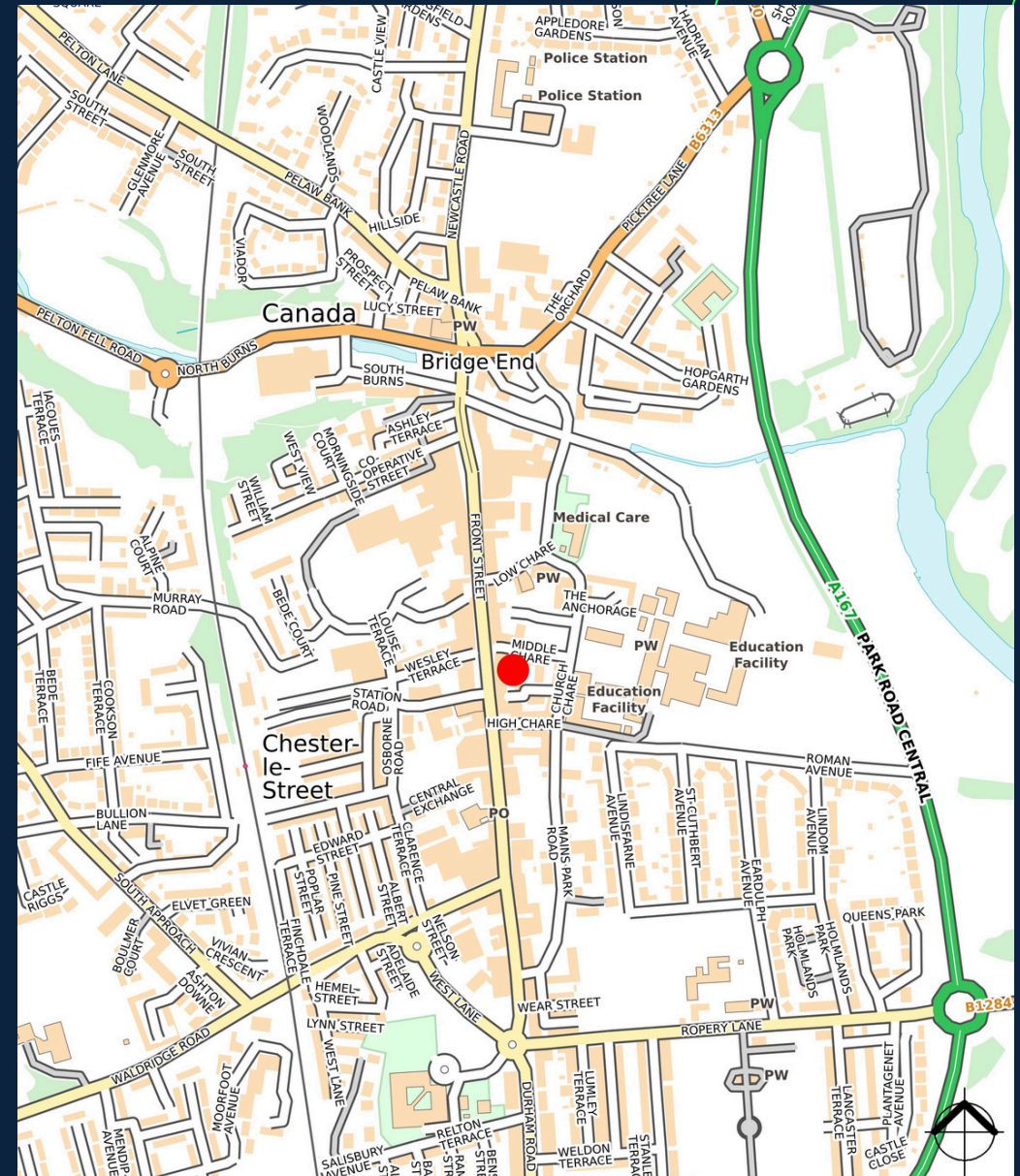
The property is DDA compliant and includes WC facilities within the rear section of the premises. Externally, there is a private rear yard area which may offer potential for use as an external seating or terrace area, subject to the nature of the proposed use and any necessary planning consents.

The premises are situated within Chester le Street Conservation Area but are not individually listed, providing occupiers with greater flexibility in respect of internal alterations and fit out. Overall, the property presents an attractive opportunity to occupy a prominent town centre retail unit with adaptable accommodation and ancillary external space.

## Location

The property is situated in a prime town centre location on Front Street, Chester le Street's main commercial and retail destination. Occupying a central position within the town, the unit benefits from excellent visibility and consistent levels of pedestrian activity throughout the day. The surrounding area comprises a strong mix of national multiple retailers, banks, convenience operators and independent businesses, with nearby occupiers including Boots, Greggs, Halifax, Card Factory, The Works and Savers.

Chester le Street occupies a strategic position between Durham and Newcastle upon Tyne and benefits from excellent regional connectivity. The town is readily accessible via the A1(M), providing convenient road links throughout the North East, while Chester Le Street railway station offers direct services to key destinations on the East Coast Main Line. A number of local and regional bus routes also serve Front Street, ensuring easy access for shoppers, employees and visitors. The combination of a central trading position, strong transport links and an established retailing environment makes this an attractive location for a wide range of occupiers.



## Accommodation

We understand that the property comprises the following approximate Net Internal Area (NIA):

Description	sq m	sq ft
GF Retail Sales Area	130.71	1,407
GF Internal Storage	34.75	374
<b>Total</b>	<b>165.46</b>	<b>1,781</b>

## EPC

The property has an Energy Asset Rating of Band D (87) and the EPC is valid until 18 November 2029. A full copy of the EPC can be obtained via the following link:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

## Asking Rent & Lease Terms

The property is available by way of a Full Repairing and Insuring (FRI) Lease for a term of years to be agreed at an asking rent of £21,500 per annum, subject to contract.

## Business Rates

We would recommend that any interested parties make contact with the Local Rating Authority, Durham County Council, in order to obtain information regarding the business rates and rates payable.

## Use / Planning

We understand that the property has consent for E Use Class under the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent from the Local Planning Authority (Durham County Council).

## Insurance

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand. Insurance premium to be confirmed.

The tenant will be responsible for obtaining their own contents insurance.

## Services

We understand that the property benefits from water and electrical service connections, however, any interested party is advised to make their own investigations with regard to this matter.

## Anti Money Laundering

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

## VAT

All rents quoted are deemed exclusive of VAT where chargeable.

## Legal costs

Each party are responsible for their own legal costs incurred throughout any transaction.





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## Viewings

For further information or to  
arrange a viewing please  
contact the sole letting agents:

▶ **Mark Convery**  
07525 872 141  
mark.convery@sw.co.uk

▶ **Amy Lamming**  
07561 710 960  
amy.lamming@sw.co.uk



[sw.co.uk](http://sw.co.uk)

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