GSH Graham S Hall
CHARTERED SURVEYORS

0191 731 8660



8 Front Street, Chester Le Street, DH3 3BE

Freehold Town Centre Retail / Commercial Premises

SUMMARY

Tenure	For Sale
Size	795 sq ft / 73.86 sq m
Price	Offers in excess of £95,000
Rates Payable	£2,177.40 per annum Or £0 per annum with SBRR
Rateable Value	£5,700
EPC Rating	Upon enquiry
VAT	Not applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Excellent town centre owner-occupier opportunity
- Prominent Front Street position adjoining Nationwide, with B&M, Superdrug and Greggs nearby
- Recently refurbished ground floor: c. 425 sq ft, configured as a salon with treatment room and WC
- First floor: c. 370 sq ft, partly refurbished with scope to complete and adapt
- New roof installed earlier this year
- Small Business Rates Relief available, subject to eligibility

LOCATION

Chester-le-Street is an established County Durham market town situated approximately 10 miles south of Newcastle upon Tyne and six miles north of Durham City. The town benefits from a mainline railway station and access to the A1(M).

The property occupies a prominent position on Front Street, the town's principal shopping street, close to Market Place. It adjoins Nationwide, with nearby occupiers including B&M, Superdrug, Greggs, JW Wood and Sambuca.

WHAT3WORDS

///tennis.camps.model

DESCRIPTION

A two-storey, mid-terraced commercial property with a glazed shopfront and entrance directly from Front Street.

The recently refurbished ground floor is currently configured as a nail, beauty and hairdressing salon, providing a well-presented main customer area, separate treatment room and WC. Finishes include wood-effect flooring, decorative wall coverings and a suspended ceiling incorporating modern LED lighting.

The first floor is part-way through refurbishment, with insulation and plasterboard lining partially installed to the walls and ceiling. The vendor advises that timberwork has been renewed and a new roof installed earlier this year. The accommodation remains unfinished, allowing a purchaser to complete and adapt the space to their requirements.

An internal staircase towards the rear serves the first floor, with a rear fire escape leading to a shared lane used for loading and unloading. The premises would suit a range of retail, beauty, service or office occupiers, subject to any necessary consents.

The property is offered in its existing condition. Salon fixtures, fittings and equipment may be available by agreement.

ACCOMMODATION

Name	sq ft	sq m
Ground	425	39.48
1st	370	34.37
Total	**795**	**73.85**

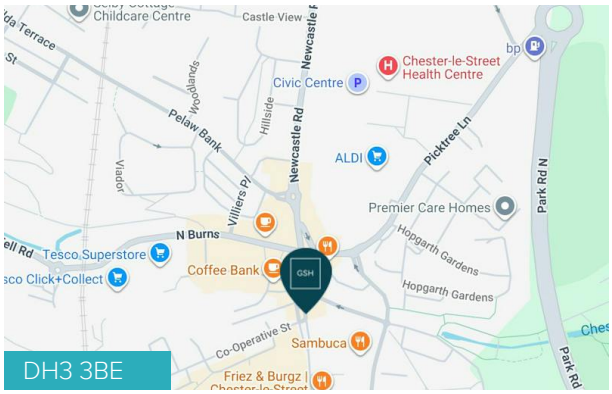
PROPOSAL

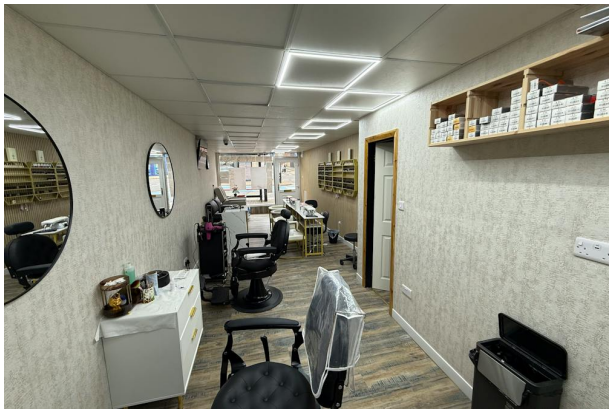
We are instructed to seek offers in excess of £95,000 (Ninety-Five Thousand Pounds), subject to contract, for the freehold interest with vacant possession.

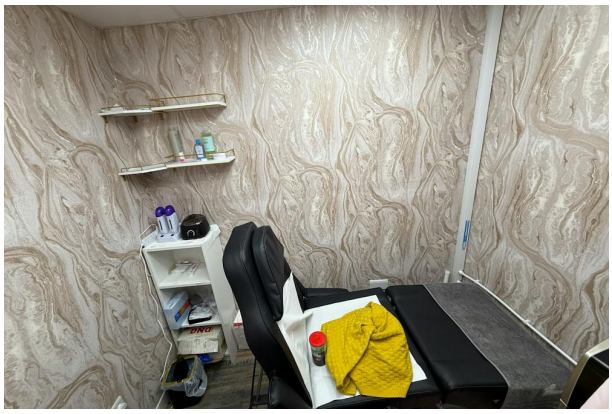
BUSINESS RATES

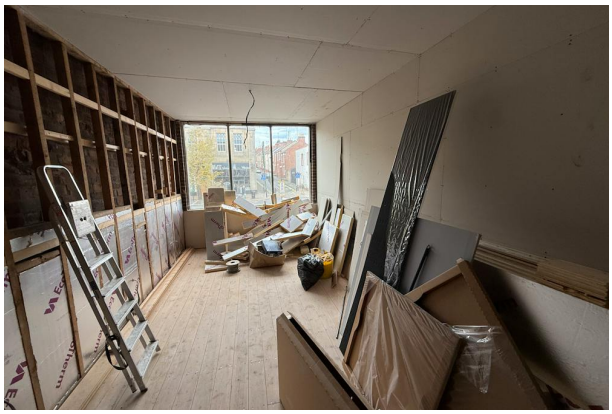
Rateable Value: £5,700 (from 1 April 2026).

Eligible occupiers may benefit from 100% Small Business Rates Relief. Interested parties should confirm their eligibility and actual liability with Durham County Council.









VIEWING & FURTHER INFORMATION

Graham S Hall
CHARTERED SURVEYORS
0191 731 8660
www.grahamshall.com
RICS

DARYL CARR
0191 731 8660
daryl@grahamshall.com

Anti-Money Laundering Regulations - accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser/tenant.

Important Notice – Graham S Hall Chartered Surveyors, for themselves and the vendors/lessors of this property, give notice that: These particulars are provided as a general outline for guidance only and do not form part of any offer or contract. Descriptions, dimensions, conditions, permissions, and details are given in good faith but without responsibility. Purchasers or tenants must independently verify accuracy by inspection or other means. No employee or representative of Graham S Hall Chartered Surveyors has authority to make or give warranties or representations about the property. References to equipment, services, or fixtures do not guarantee their condition, fitness, or functionality. Generated on 03/11/2026