



9 Front Street, Chester Le Street, DH3 3BQ

Ground Floor Retail Unit

SUMMARY

Tenure	To Let
Size	980 sq ft / 91.04 sq m
Rent	£20,000 per annum
Service Charge	Upon Enquiry
Rateable Value	£10,000
EPC Rating	C (52)
VAT	Applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Popular Market Town Approximately 6 Miles North of Durham City & 10 Miles South of Newcastle upon Tyne
- Prominent Position on Front Street & Adjacent to Market Place
- Surrounding Occupiers Include; B&M Bargains, Greggs, Coral, Boots, Superdrug & Costa Coffee
- Fully Accessible, with a Wide Automatic Entrance Door, Internal Ramp for Level Changes, and an Accessible WC
- Small Business Rate Relief Available (Subject to Eligibility)
- Available From February 2026

LOCATION

Chester-le-Street is a busy market town located approximately 10 miles south of Newcastle upon Tyne and 6 miles north of Durham City. The town benefits from a main line railway station and easy access to the A1(M).

The property is situated on the west side of Front Street close to its inter-section with Market Place, midway between North Burns and South Burns, where Tesco have their town centre superstore.

Front Street is the principal shopping street within the town center and surrounding occupiers include; B&M Bargains, Greggs, Coral, Boots, Superdrug & Costa Coffee.

DESCRIPTION

The property comprises a self-contained ground floor retail unit within a two-storey end of terrace building. We understand that the building was constructed in the early 1900's and was redeveloped in 2007. The property is of masonry construction with a pitched slate tile roof.

The unit is rectangular in shape and is configured to provide ground floor retail sales together with ancillary storage, kitchen and WC facilities to the rear.

ACCOMMODATION

Name	sq ft	sq m
Ground	980	91.04

TERMS

The property is available by way of a new EFRI lease for a term of years to be agreed at an annual rental of £20,000.

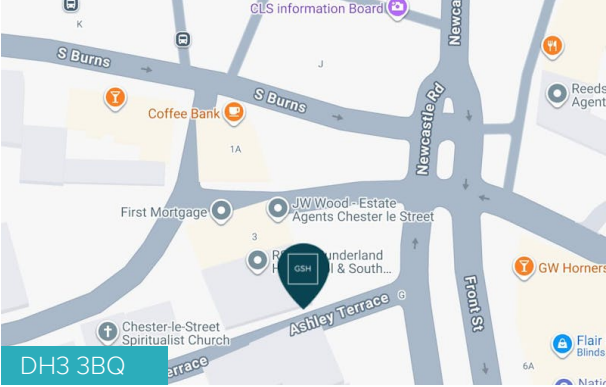
BUSINESS RATES

Rateable Value: £10,000 (Effective 1 April 2023)

If the ingoing tenant is eligible for Small Business Rates Relief, no business rates will be payable. Without relief, the rates payable are currently £4,990 per annum. Interested parties should confirm the exact amount with the Local Authority.

AGENTS NOTE

A partner of this practice has an interest in this property.



VIEWING & FURTHER INFORMATION



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