

RETAIL UNIT TO LET

1 West Ln, Chester-le-Street, DH3
3HJ

- Retail unit to let
- Prominent high street location
- Total size of 30.11 m² (324 ft²)
- Parking opposite
- EPC Rating C64
- Would suit a variety of uses (STPP)

Rent of £5,500 per annum

BradleyHall



LOCATION

The subject property is located on West Lane, Chester le Street, a market town in County Durham. The A1(M) is located 1.5 miles and with the added benefit of a main line railway station. The unit is located within the main shopping district and close to ample public parking.

DESCRIPTION

The subject property comprises of a ground floor, mid-terrace retail unit within the main shopping district of Chester le Street. The unit includes a sales area, rear storage room and w/c, which has recently been white boxed. The unit also benefits from a roller shutter and a loading bay, which is located directly outside the property.

ACCOMMODATION

We calculate the approximate net/gross internal floor areas to be as follows:

Sales Area	22.34 m ²	241 ft ²
Store room	6.35 m ²	68 ft ²
W/C	1.42 m ²	15 ft ²
Total	30.11 m²	324 ft²

EPC RATING

C64

RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £2,850 and the estimated rates payable for the current year is £1,422.15. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

TERMS

The property is available by way of a new lease with terms to be agreed at £5,500 (Five Thousand Five Hundred Pounds) per annum.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

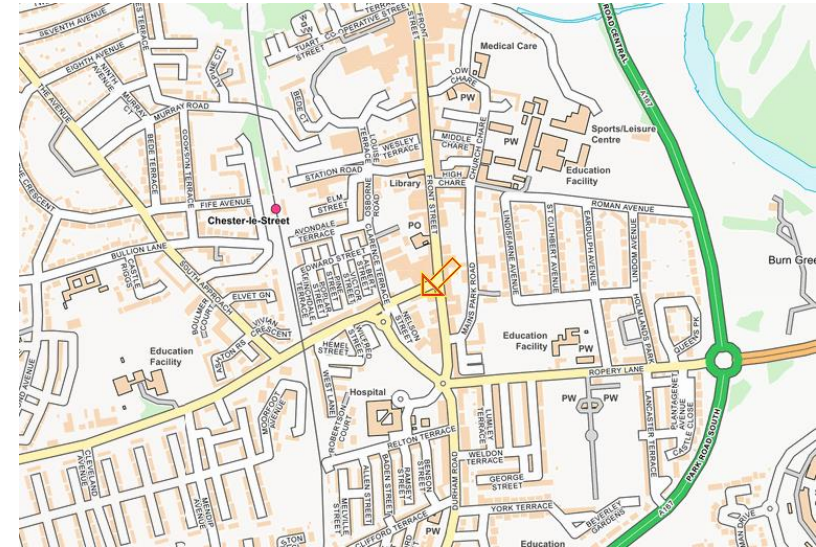
Each party is to bear their own legal costs involved in the transaction.



Car parking opposite
Situated on West
Lane
1.9 miles from A1(M)
0.6 miles from A167
0.5 miles from
Chester le Street
Station
Bus Stop opposite



6.2 miles from
Durham
10.5 miles from
Newcastle upon
Tyne



ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 383 9999

Email: durham@bradleyhall.co.uk

www.bradleyhall.co.uk

IMPORTANT NOTICE

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AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.