

TO LET

- ✓ Potential for a Licensed Club, Meeting Room, Cafe/Bar
- ✓ Situated fronting Platform 1 (Durham and Darlington)
- ✓ Annual Station Footfall of 118,086 (324 a day)
- ✓ Services to Liverpool Lime Street, Newcastle, York
- ✓ New Lease Available
- ✓ Potential to split

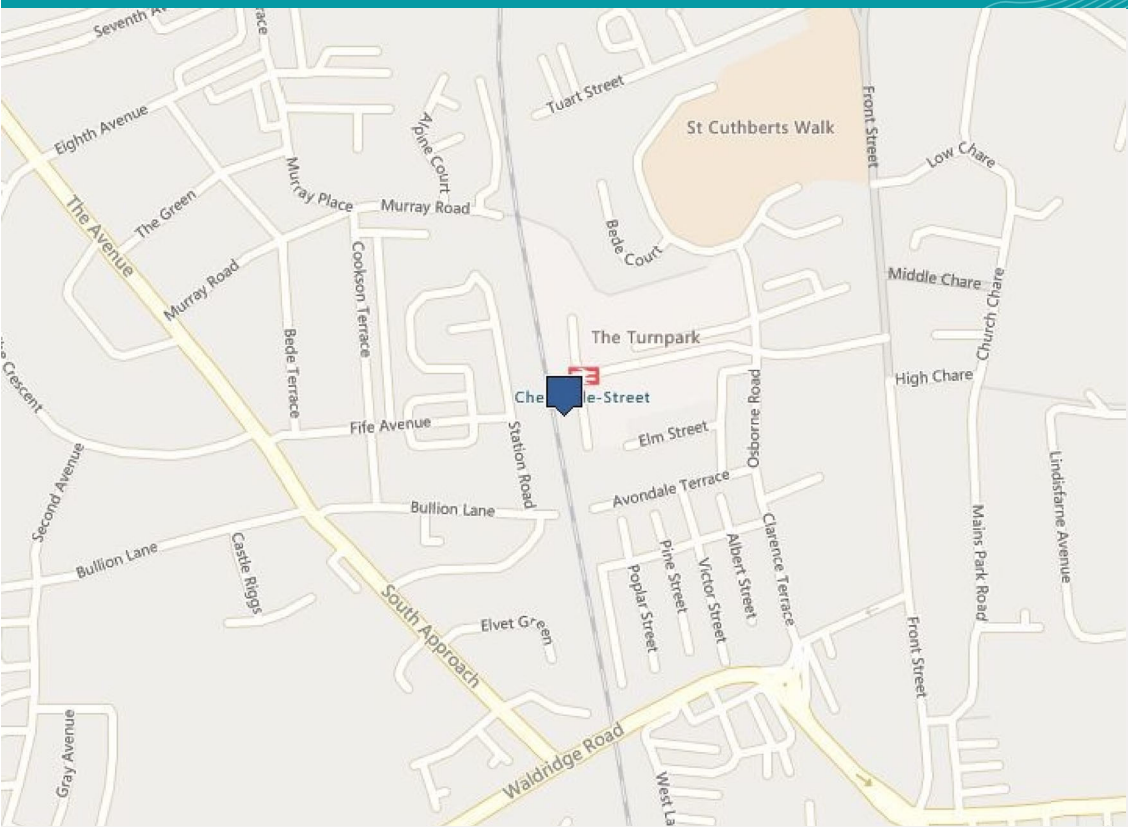


Chester-le-Street Railway Station, Station Road, Chester-le-Street DH3 3EE

Commercial Property

2,668 Sq Ft
(248 Sq M)

Chester-le-Street Railway Station, Station Road, Chester-le-Street DH3 3EE



DESCRIPTION

On behalf of Northern, an opportunity is available within the Station Buildings.

The accommodation has previously been used as both a dance school and a cafe and comprises two large rooms and wc on the first floor together with a number of rooms and wc on the ground floor.

The premises are suitable for a variety of uses although it is considered that the premises have potential for a licensed club, meeting room, cafe/bar, restaurant or offices.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	900	84
Ground Floor	548	51
First Floor	1,220	113
Total	2,668	248

LOCATION

Chester-le-Street Station is situated on the East Coast Main Line between London and Edinburgh with services to Liverpool Lime Street, Durham, Northallerton, York, Leeds, Manchester Victoria and Newcastle .

The station is located on the edge of the town centre off Station Approach and is approximately 8 miles south of Newcastle.

TERMS

An effective internal repairing & insuring lease that will be contracted out of the Security of Tenure provisions afforded by the Landlord &

RENT

Offers of rent, or a percentage of turnover plus a minimum guaranteed rent (dependent on use) are invited by the landlord as part of a business

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

EPC

The property has EPC ratings of E (112) (Former Dance School) and E (125) (Former Cafe).

SERVICE CHARGE & INSURANCE

The service charge will be the equivalent of 7.5% of the annual rent. The insurance charge

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Oscar Pickering
07895 312503
opickering@lsh.co.uk

lsh.co.uk

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Key

FL

Floor Level

CH

Ceiling Height

WC

Window Cill

WH

Window Head

DH

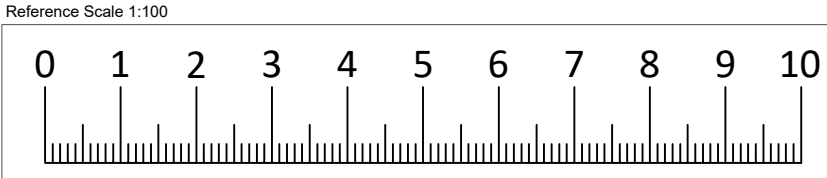
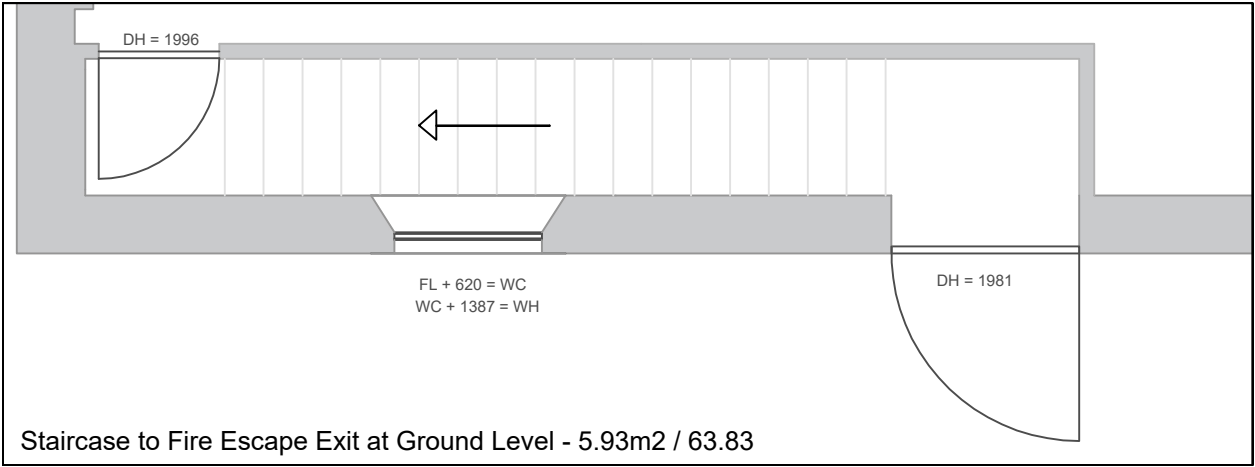
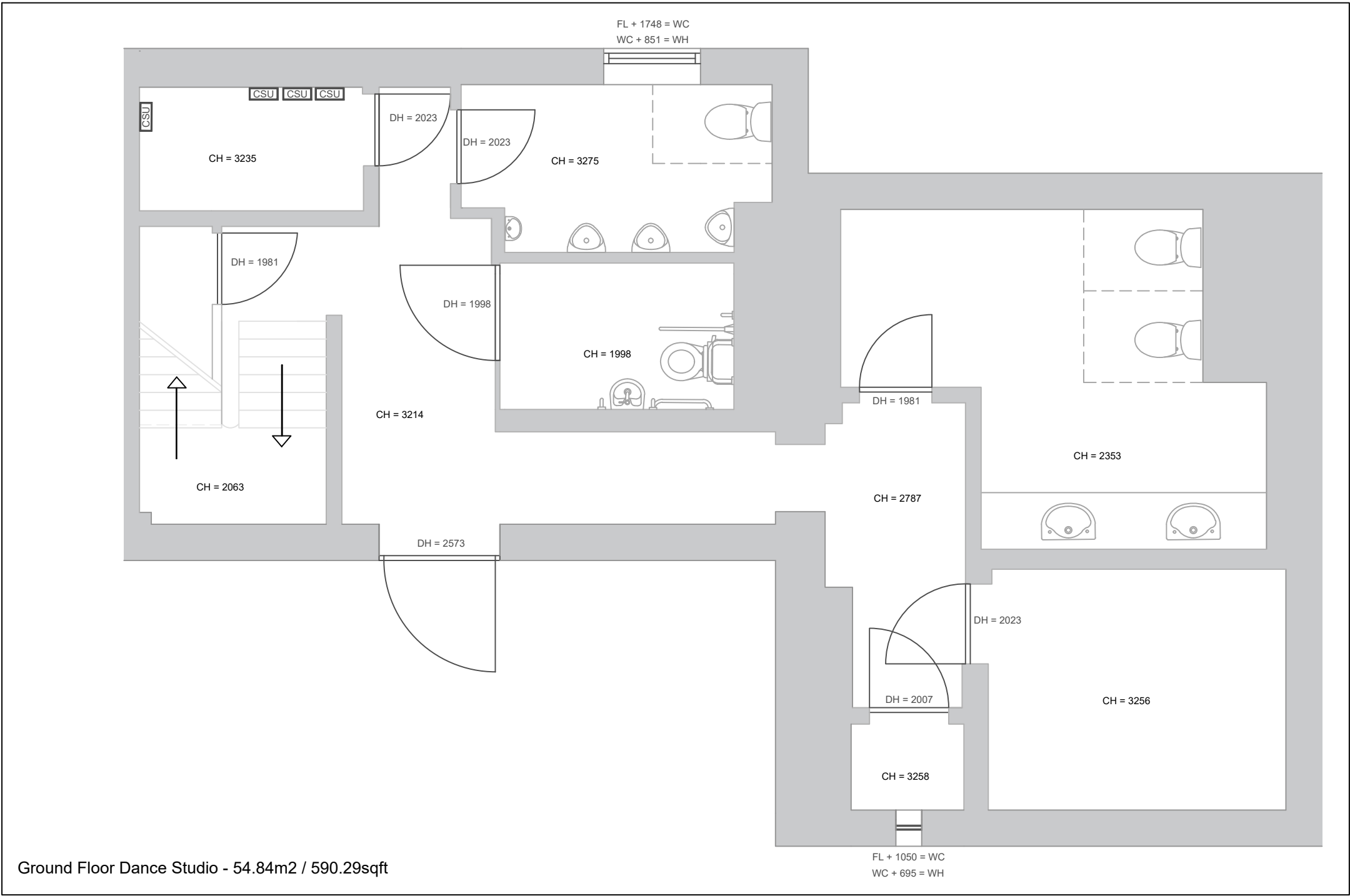
Door Height

Toilet

Hand Basin

Accessible WC

Distribution Board



REVISIONS			DATE
FEASIBILITY STUDY	FS	☐ TENDER ISSUE	TI ☐
BUILDING WARRANT	BW	☐ CONSTRUCTION ISSUE	CON ☐
PLANNING APPROVAL	PA	☐ AS BUILT	AB ☐

Lambert
Smith
Hampton

Project & Building Consultancy
9 Bond Street, Leeds, LS1 2JZ

PROJECT		
CBN3408: Northern Railways Measured Surveys		
CLIENT		
Northern Railways Limited		
DRWG. TITLE		
Chester-le-Street Railway Station - Dance Studio - Ground Floor		
DRAWN BY	CHECKED BY	DATE
AS	ABC	March 2026
DRWG.NR.		SCALE AT A3
CBN3408_001		1:50 @ A3

Key

FL

Floor Level

CH

Ceiling Height

WC

Window Cill

WH

Window Head

DH

Door Height



Sliding Door



Toilet



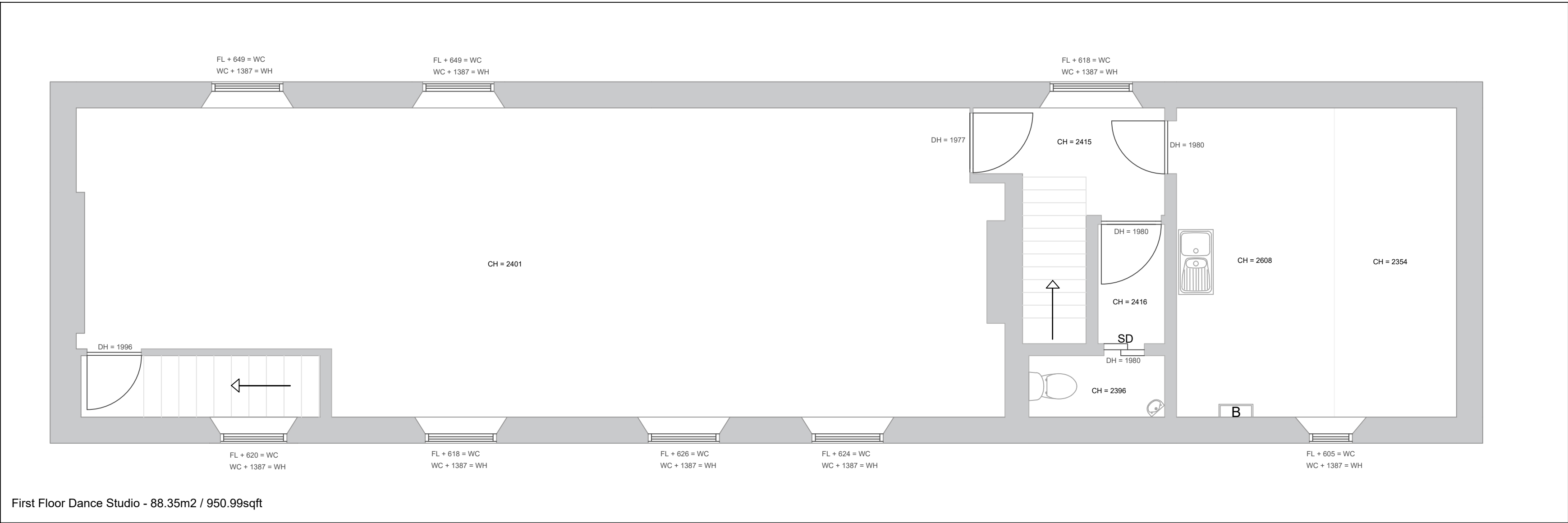
Hand Basin



Sink & Drying Tray



Boiler



REVISIONS

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Lambert
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Hampton

Project & Building Consultancy
9 Bond Street, Leeds, LS1 2JZ

PROJECT

CBN3408: Northern Railways Measured Surveys

CLIENT

Northern Railways Limited

DRWG. TITLE

Chester-le-Street Railway Station - Dance Studio - First Floor

DRAWN BY

AS

CHECKED BY

ABC

DATE

March 2026

DRWG.NR.

CBN3408_002

SCALE AT A2

1:50 @ A2

