

TO LET

- ✓ Former ticket office
- ✓ Suitable for a variety of commercial uses
- ✓ New lease available
- ✓ Approximately 148,692 passengers per annum

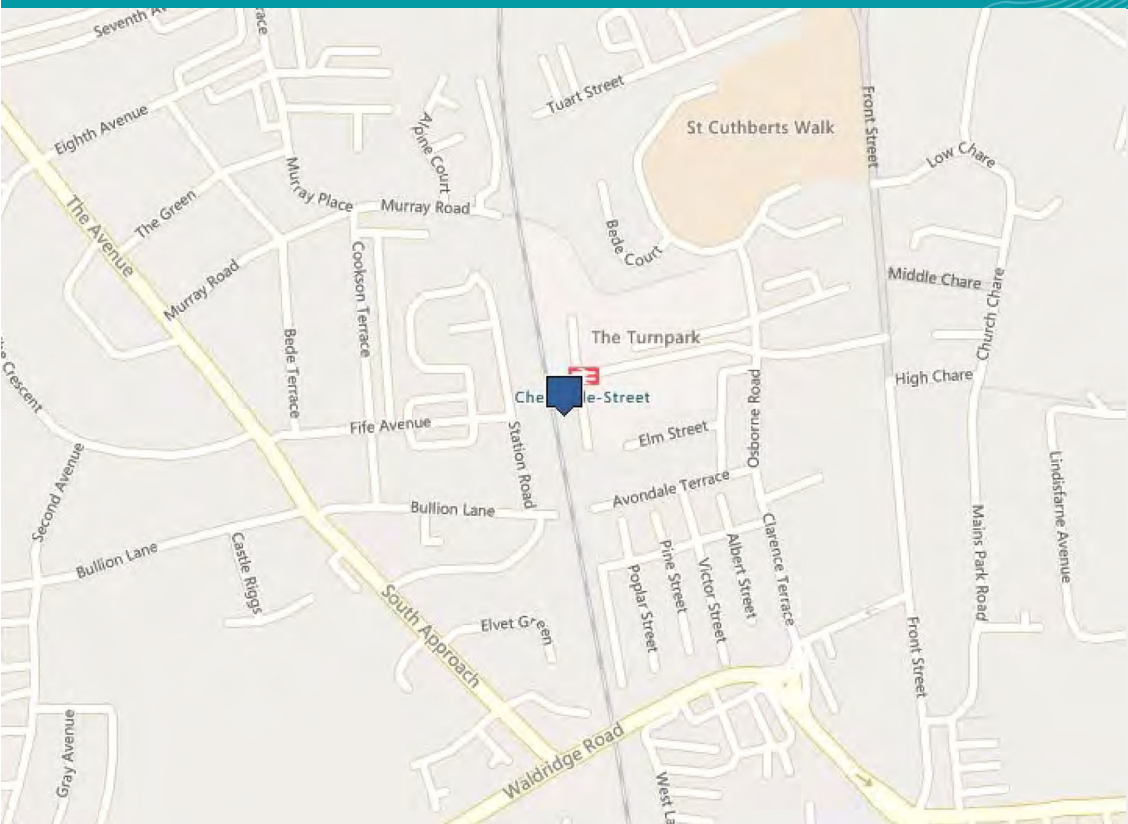


Chester-le-Street Station, Station Road, Chester-le-Street DH3 3EE

Rooms in Station Building

548 Sq Ft
(51 Sq M)

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



DESCRIPTION

On behalf of Northern. The accommodation comprises the former ticket office forming part of the ground floor of the station buildings. The accommodation is made up of three separate rooms and extends to 50.93 sq m / 548.19 sq ft. The accommodation would be suitable for a variety of commercial uses and Northern are inviting a business proposal and rental offer from all interested parties.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	548	51

EPC

The property has an EPC rating of E (125).

SERVICE CHARGE

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

INSURANCE

The insurance rent will be the equivalent of 2.5% of the annual rent.

LOCATION

Chester-le-Street Station is located approximately a 5 minute walk from the town centre on Station Road. The station is operated and managed by Northern and is located on the east coast main line between Durham and Newcastle. There are regular train services to Newcastle, Durham, Darlington, York, Leeds, Manchester and Liverpool.

TERMS

The Landlord is seeking a rental offer based on a percentage of turnover subject to a Minimum Guaranteed Rent.

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.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

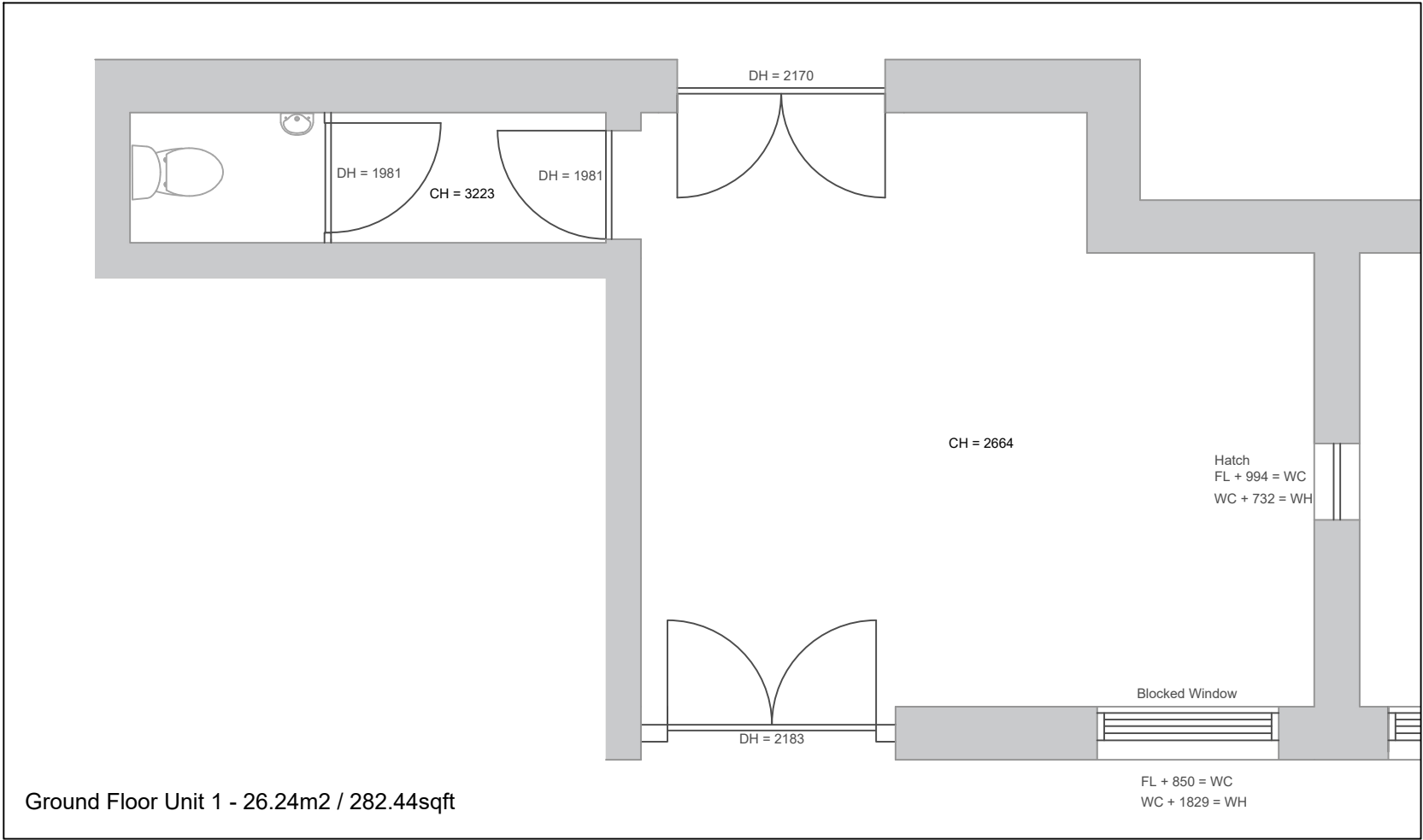


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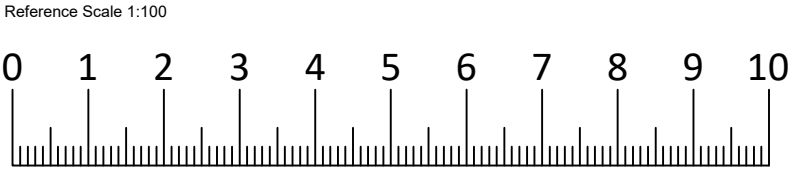


REVISIONS				DATE
FEASIBILITY STUDY	FS	☐	TENDER ISSUE	TI ☐
BUILDING WARRANT	BW	☐	CONSTRUCTION ISSUE	CON ☐
PLANNING APPROVAL	PA	☐	AS BUILT	AB ☐

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 - Unit 1 - Ground Floor		
DRAWN BY	CHECKED BY	DATE
AS	ABC	March 2026
DRWG.NR.	SCALE AT A3	
CBN3408_003	1:50 @ A3	



Key

- FL

Floor Level
- CH

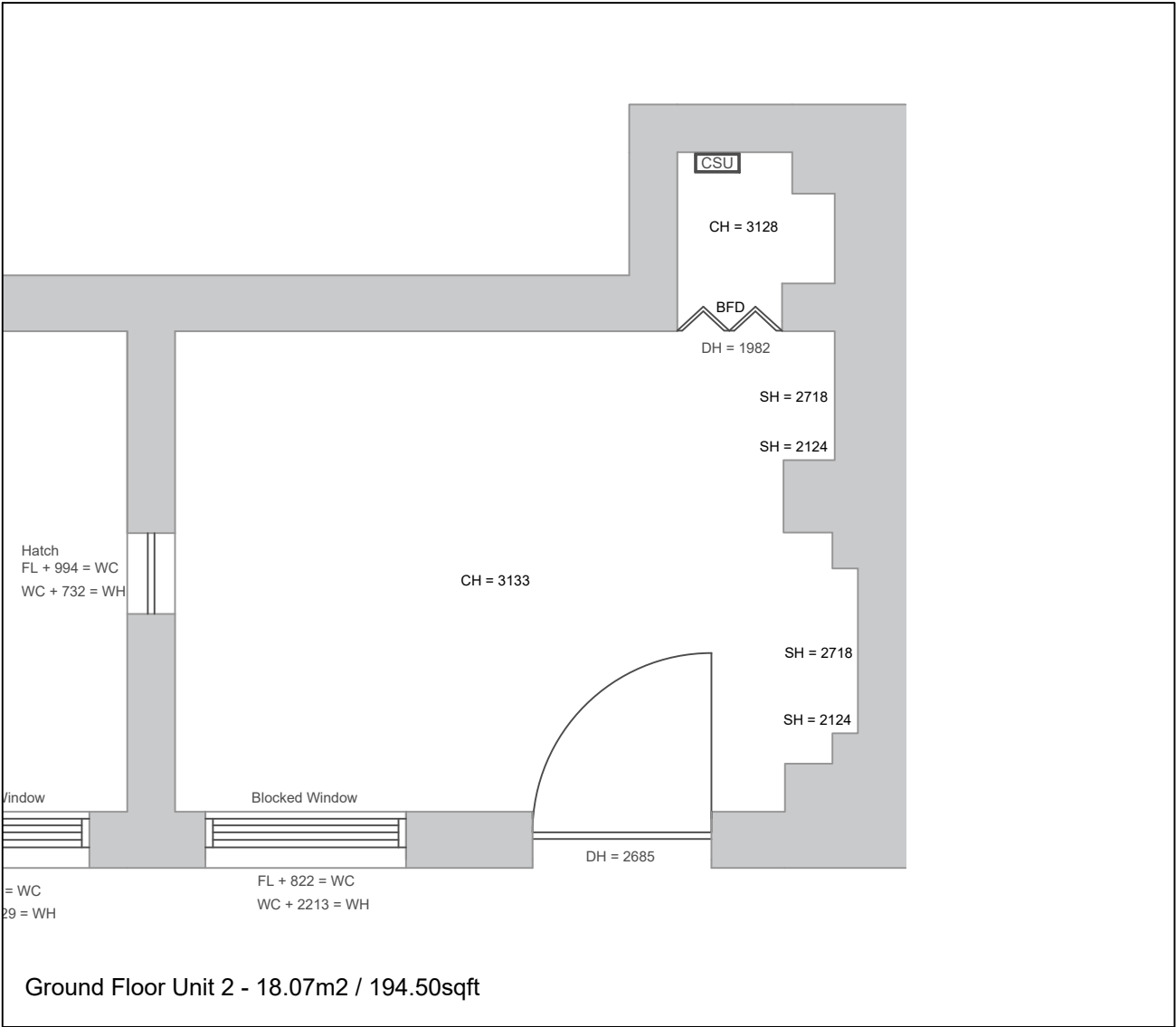
Ceiling Height
- WC

Window Cill
- WH

Window Head
- DH

Door Height
- BFD

Bi-Fold Door



REVISIONS				DATE
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PROJECT		
CBN3408: Northern Railways Measured Surveys		
CLIENT		
Northern Railways Limited		
DRWG. TITLE		
Chester-le-Street Railway Station - Unit 2 - Ground Floor		
DRAWN BY	CHECKED BY	DATE
AS	ABC	March 2026
DRWG.NR.		SCALE AT A3
CBN3408_004		1:50 @ A3

