

# RETAIL UNIT TO LET

98 Front Street, Chester le Street, DH3 3BA

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS



- Ground floor retail to let
- Total size of 149.7m<sup>2</sup> (1,611 ft<sup>2</sup>)
- Recently redecorated

- High pedestrian footfall
- EPC Rating B39
- Incentives available

**RENT £18,000 Per Annum**

**LOCATION**

The premises are located at the junction of Front Street and Middle Chare, in the centre of Chester le Street. The A1(M) is located 1.5 miles and with the added benefit of a main line railway station. The offices are within the main shopping district and close to ample public parking.

**DESCRIPTION**

The property provides ground floor retail accommodation with glazed frontage and front sales with store and w/c to the rear. Ready for immediate occupation.

**ACCOMMODATION**

Ground floor retail 149.7m<sup>2</sup> (1,611 ft<sup>2</sup>)

**RATING ASSESSMENT**

Description	RV	Estimated Rates Payable
Shop and Premises	£22,000	£10,978

We are advised that the rateable value of the premises as at 1 April 2017 is £22,000 and we have estimated the accrual rates payable for the current year above. 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.

**EPC RATING**

B39

**TERMS**

The property is available to let by way of a new EFRI Lease for a term of years to be agreed at an asking rent of £18,000 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.

**MONEY LAUNDERING REGULATIONS**

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

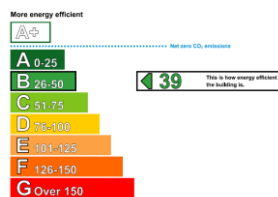
**VIEWING**

For general enquiries and viewing arrangements please contact Joseph l'Anson at Bradley Hall.

**Tel:** 0191 383 9999

**Email:** [joseph.ianson@bradleyhall.co.uk](mailto:joseph.ianson@bradleyhall.co.uk)

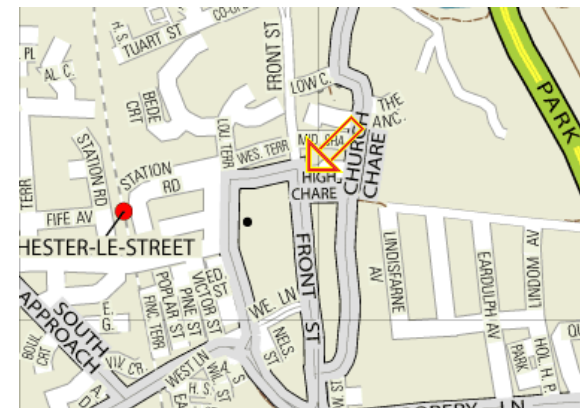
[Marc.pickering@bradleyhall.co.uk](mailto:Marc.pickering@bradleyhall.co.uk)

**AGENTS NOTES**

You may search our company website [www.bradleyhall.co.uk](http://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.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

**IMPORTANT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 07236458

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located directly opposite the property



0.3 miles from Chester le Street Train Station



Situated on Front Street which links with Station Road



17.7 miles from Newcastle International Airport