



# To Let

## Refurbished Retail/Office

Unit 2 Old Brewery House  
South Burn  
Chester le Street  
DH3 3EZ

- Town centre retail unit
- Fully refurbished 2021
- Totalling 707 ft<sup>2</sup> (65.67m<sup>2</sup>)
- Overlooking Market Place and close to Tesco
- Suit variety of retail and office uses

Head Office  
51 Frederick Street  
Sunderland SR1 1NF  
Regulated by RICS

### Location

Chester le Street is located approximately 8 miles north of Durham and 13 miles southwest of Sunderland. The property is prominently positioned within the market place and therefore benefits from a high level of visibility together with parking immediately to the front. It also faces the town's main bus stops and is within close proximity to Tesco and therefore benefits from good levels of footfall. Other nearby occupiers include Ridgeway Dental Practice and Himalaya Indian Restaurant.

### Description

The property comprises 2 adjoining terraced buildings which have been extended to the rear. Our clients have recently undertaken a full refurbishment programme (2021) and the property now provides 2 retail units, with a shared central entrance lobby. Kip McGrath occupy the first floor.

**Unit 1 has been let to a bridal wear retailer and there will be a restriction this use.**

### Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>Unit 2</b>		
Sales Area	589	54.71
Kitchen/Staffroom	118	10.96
WC		

### Tenure

New lease available at an annual rental of **£8,500** on a term of years to be agreed on an EFRI basis with service charge provisions.

### Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

### Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value (RV)

To be re-assessed following sub-division.

### Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

### Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

### Ref

DC1113/C

### EPC

Awaiting re-assessment following subdivision