



# To Let

## Retail Premises

3a Bridge End  
Chester le Street  
DH3 3RE

- Prominently located
- Busy junction opposite Market Place
- Adjacent to Cohens Chemist
- Opposite Market Place
- Ground floor **299 ft<sup>2</sup> (27.78 m<sup>2</sup>)**
- First floor **192 ft<sup>2</sup> (17.84 m<sup>2</sup>)**

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

### Location

The property is situated within the town centre of Chester le Street adjacent to Cohens chemists in a prominent position at the traffic light junction overlooking the marketplace and close to a number of main bus stops and car parks.

### Description

The compact premises have been occupied as a health food shop for a number of years and are arranged over ground and first floor.

### Accommodation

The property briefly comprises as follows:-

Accommodation	ft2	m2
<b>Ground Floor</b>		
Retail shop	299	27.78
<b>First Floor</b>		
Store/office and EC	192	17.84

### Tenure

A new Lease is available at a commencing annual rental of **£7,500** for a term of years to be agreed (minimum **3** years) on an effective FRI basis subject to **3** yearly Rent Reviews and service charge provisions.

### VAT

The property is not subject to VAT.

### 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**

### Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£3,250**. The Uniform Business Rate for the Rates Year 2026/2027 is 38.2p. If necessary, a written request should be made to the Local Authority for confirmation.

**Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification**

### 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** DC1148

### EPC

Energy Rating 119/E