



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 ft2 (27.78 m2)**
- First floor **192 ft2 (17.84 m2)**

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 |
|---------------------|-----|-------|
| Ground Floor | | |
| Retail shop | 299 | 27.78 |
| First Floor | | |
| 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 **£3,150**. The Uniform Business Rate for the Rates Year 2024/2025 is 49.9p. 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