

Durham: 0191 3755777
www.lofthouseandpartners.co.uk



To Let

Retail Premises

152 Front Street
Chester le Street
DH3 3AY

- Prominent town centre retail unit
- Immediately adjacent to Market Hall car park
- Ground floor sales **1114** ft² (**103** m²)
- Additional ancillary FF and SF annex to rear
- Suit variety of retail/office uses
- **Available September 2025**

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

Location

The market town of Chester le Street lies approximately 7 miles north of Durham and 10 miles south west of Sunderland. The property occupies highly prominent retail premises occupying a prominent position within Front Street immediately adjacent to Market Hall car park. Neary occupiers include Boyes, Heron, Savers and The Works.

Description

The property comprises spacious ground floor retail unit largely arranged over ground floor with additional storage located at first and second floors at the rear. The front section of the first floor is self contained and presently in office use and is **not included**.

Accommodation

The property briefly comprises as follows:-

Ground Floor		ft	m	ft2	m2
Sales Area	Internal Width	21'9"	6.63		
	Increasing to	25'7"	7.8		
	Max Sales Depth	49'5"	15.06		
	Sales Area			1114	103.49
Ancillary				417	38.74
First Floor					
Store to rear				382	35.49
Second Floor					
Store to rear				387	35.95

Tenure

A new Lease is available at a commencing annual rental of **£16,000** for a term of years to be agreed (minimum **5** years) on an effective FRI basis subject to **5** yearly Rent Reviews.

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 current Rateable Value is **£17,750**. The Uniform Business Rate for the Rates Year 2025/2026 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

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

EPC

DC1157 Awaiting information



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