



## To Let

### Retail/Office Premises

Unit 1 Old Brewery House  
South Burns  
Chester le Street  
DH3 3EZ

- Town centre retail unit **refurbished in 2021**
- Overlooking Market Place and close to **Tesco**
- Totalling **931 ft<sup>2</sup> (86.49 m<sup>2</sup>)**
- Adjacent to **Advisory Group and Ridgway Dental**
- Suit variety of uses
- Available early **December 2025**

### 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 marketplace 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 Ridgway Dental Practice benefitting from good levels of footfall.

### Description

The property forms part of a larger building which was extensively refurbished in 2021 creating 2 retail/office units on the ground floor with separate self-contained offices on the first floor. The Advisory Group Accountants occupy the remaining ground floor space and the first floor is occupied by Kip McGrath Education Centres.

### Accommodation

The property briefly comprises as follows:-

Accommodation	ft2	m2
Sales Area	931	86.49
WCs		

### Tenure

A new Lease is available at a commencing annual rental of **£10,000** for a term of years to be agreed (minimum 5 years) on an effective FRI basis subject to 5 yearly Rent Reviews. The property forms part of a larger building and the rent is subject to a service charge calculated on a proportionate basis covering the property management fees, common area maintenance/repairs, gutter cleaning and electricity consumption which is sub metered.

### VAT

We are advised the rent 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 **£8,700**. 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. **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

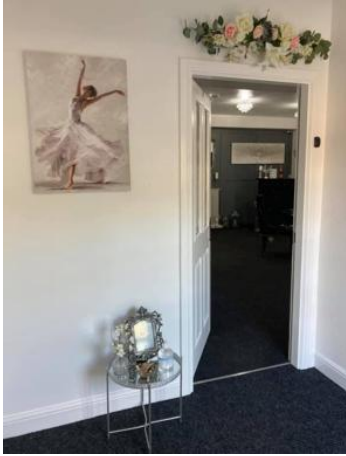
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

### Ref

DC1158

### EPC

Awaiting Information



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