



SHOP TO LET

57-59 Front Street, Chester-le-Street, County Durham, DH3 3BH

Town centre location | Ground floor shop and upper floors | Retail use but may be suitable for other commercial uses | Rent £23,000 per annum |

LOCATION

Chester-le-Street is a busy market town located approximately 10 miles south of Newcastle upon Tyne and 6 miles north of Durham City. The town benefits from a main line railway station and easy access to the A1(M) Motorway.

The premises are situated on Front Street, which is the principal shopping street within the town centre. Nearby retailers include Specsavers, Cooplands, Greggs, Superdrug and Subway. There are also a number of estate agents and High Street Banks nearby, including Lloyds. There are also Tesco and Morrison's supermarkets within the town centre.

DESCRIPTION

The property comprises a two-storey end-terraced building of brick construction under a slate covered mansard roof, comprising a ground floor shop with integral office/ancillary space to the first floor. The second floor is currently unused

The shop benefits from a modern shop front with recessed entrance doorway and return frontage. There is level access to the front. Internally, the shop has a tiled floor, plastered walls and a suspended ceiling with integral lighting. The property also benefits from a fire alarm and emergency lighting system. There is an ATM within the front window. There is also hatch access to the basement which was not inspected.

To the first floor is useful ancillary storage and office space, together with toilet facilities.

ACCOMMODATION

We have measured the property as providing the following net internal floor areas:

Ground Floor

Sales area	88.36 sq m	(951 sq ft)
Store room	11.02 sq m	(119 sq ft)

First Floor

Office/store/staffroom	74.34 sq m	(800 sq ft)
Total	173.72 sq m	(1870 sq ft)

PLANNING/USE

The property has most recently been used as a bathroom showroom. It is envisaged that it is suitable for general retail uses subject to any necessary consents being obtained. Interested parties should ensure that all necessary consents, including planning consent, are obtained (if necessary) for their proposed use.

SERVICES

We understand that all mains services are connected to the property. However, prospective tenants should satisfy themselves as to the suitability of these services.

TENURE

The property is available to let by way of a new lease for a term of years to be agreed. The lease is to be drawn on a full repairing and insuring basis.

RENT

The property is available to let at a rent of £23,000 per annum exclusive of business rates and payable quarterly in advance.

VAT

The property is not registered for VAT and therefore VAT will not be payable on the rent.

BUSINESS RATES

The property is assessed for business rates as follows:

Description: Showroom & premises

Rateable Value: £21,500

Interested parties should make enquiries direct with the Local Authority to establish the current business rates payable.

VIEWING

Strictly by appointment by sole agents youngsRPS.
Contact Paul Fairlamb or Chris Pattison on 0191 2610300.

LEGAL COSTS

Each party to bear their own legal costs.

LOCAL AUTHORITY

Durham County Council, County Hall, Durham.

Tel: 03000 260000

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of C-64. A copy of the EPC Certificate and Recommendation Report is available on request.





Particulars prepared June 2026

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