

Retail Unit TO LET

Unit 3 St Cuthbert's Walk Shopping Centre, Chester-Le-Street, Durham, DH3 3YQ

- Retail Units to Let
- Local and National Operators
- Three Hours Free Stay Parking
- Short Term Let Available
- Units from 127.27m² (1,370ft²)
- Indoor Shopping Centre

Rent of £13,000 per annum

BradleyHall



LOCATION

St Cuthbert's Walk Shopping Centre is situated on Front Street the principal re-tail street in the market town of Chester-le-Street. Road communications to Chester-le-Street are excellent with access via the A167 to Durham and the South and the A692 to Stanley in the West. Chester-le-Street also lies off junction 63 of the A1(M) providing excellent access to Newcastle, Gateshead, Darlington, Durham and all major road networks. Chester-le-Street also boasts a mainline railway station on the East coast main-line.

DESCRIPTION

St Cuthbert's Walk Shopping Centre is the principle covered shopping centre in the heart of Chester-le-Street town centre extending to approximately 60,000sq ft and adjoining a 370-space car park anchored by the Morrison's Supermarket with further lettings to Morrisons, Boots the Chemist Ltd, Greggs and a variety of other local occupiers. The property also has the benefit of dedicated car parking.

ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

Retail unit-	127.27m ²	1,370ft ²
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EPC RATING

B48

RATING ASSESSMENT

<u>Description</u>	<u>RV</u>	<u>Estimated Rates Payable</u>
Shop & Premises	£12,000	£5,988

We are advised that the rateable value of the premises as at 1 April 2023 is £12,000 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 49.9p in the pound. However, interested parties should confirm the current position with the Local Authority.

TERMS

Units are available by way of a new effective full repairing and insuring lease for a term of years to be agreed. The tenants are to be responsible for internal repairs together with all repairs to doors and windows and with the landlord responsible for all external repairs having a right to recover a proportion of these costs together with the cost of maintenance and repair of the common areas, management and security by way of a service charge. The landlord will insure the property and recover a proportion of the annual insurance premium from each tenant.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.



Situated
0.8 miles from
A167

0.4 miles from
miles from
Chester-Le-Street
Metro Station



15.5 miles from
Newcastle Airport

Bus stops located
outside of property



LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

ANTI MONEY LAUNDERING

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

CONTACT US

Contact: Joseph I'Anson or Benjamin Riddle
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IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.