

# GROUND AND FIRST FLOOR PREMISES FOR SALE

170/170a Front Street, Chester le Street, DH3 3AZ

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS

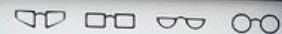
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0191  
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Telephone 01473 930 786

**G. NAYLOR**  
EST 1910  
TEL: 388 3113

**OPTOMETRIST**

L. CROSTHWAITE BSC FBCO



- Ground and First Floor Premises For Sale
- Total size of 130.83 m<sup>2</sup> (1,408 ft<sup>2</sup>)
- Excellent town centre location
- EPC Rating to be assessed
- Well-presented vacant ground floor
- Opportunity to add value through re-letting

**OIRO £130,000**

**LOCATION**

Chester le Street is a large market town situated approximately 6 miles north of Durham City and some 9 miles south of Newcastle upon Tyne, being close to the A1(M) Motorway and the main line Railway Station on the East Coast Line. The subject property occupies a prominent position to the south end of the Front Street nearby to Gordon Brown Law Firm.

**DESCRIPTION**

The building comprises ground retail accommodation which is currently vacant and previously occupied by G. Naylor Optometrists and first floor beauty salon, which is accessed separately off the Front Street, currently tenanted by Bliss. The premises are in good condition and would be ready to occupy for a variety of users. The first floor is accessed separately off the Front Street.

**ACCOMMODATION**

Ground Floor Sales	56.00 m <sup>2</sup>	(602ft <sup>2</sup> )
ITZA	49.45 m <sup>2</sup>	(523 ft <sup>2</sup> )
Ground Floor Storage	8.87 m <sup>2</sup>	(95 ft <sup>2</sup> )
First Floor	65.96 m <sup>2</sup>	(710ft <sup>2</sup> )
<b>Total</b>	<b>130.83 m<sup>2</sup></b>	<b>(1,408 ft<sup>2</sup>)</b>

**RATING ASSESSMENT**

<b>Description</b>	<b>RV</b>	<b>Estimated Rates Payable</b>
Shop and Premises (170)	£6,700	£3,289
Offices and Premises (170a)	£3,750	£1,841

We are advised that the rateable value of the premises as at 1 April 2017 is as above and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 49.1p in the pound. However, interested parties should confirm the current position with the Local Authority.

**EPC RATING**

To be assessed

**TERMS**

The first floor is let on a 3 year term as a beauty salon at an annual rent of £6,000 per annum from 1<sup>st</sup> December 2017.

The ground floor is currently vacant although we expect reletting prospects to be good at an asking rent of £12,000 per annum.

**ASKING PRICE**

We are seeking offers in the region of £130,000 (One Hundred and Thirty Thousand Pounds) for our client's Freehold interest.

**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.

**LEGAL COSTS**

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

**MONEY LAUNDERING REGULATIONS**

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**VIEWING**

For general enquiries and viewing arrangements please contact Joseph I'Anson at Bradley Hall.

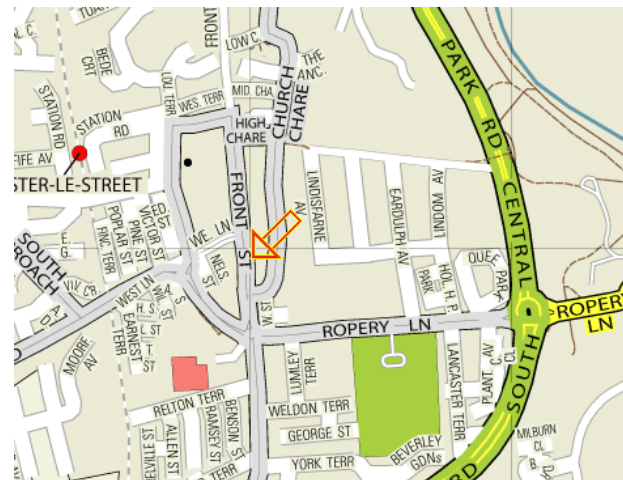
**Tel:** 0191 383 9999  
**Email:** [joseph.ianson@bradleyhall.co.uk](mailto:joseph.ianson@bradleyhall.co.uk)

**AGENTS NOTES**

You may search our company website [www.bradleyhall.co.uk](http://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.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



**IMPORTANT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 07236458  
 1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located close by



0.4 miles from Chester Le Street Train Station



Situated on Front Street which links with Ropery Lane



16.3 miles from Newcastle International Airport