

**TO LET – Offers in the Region of £10,000pax**

**Bridge End Chambers, Front Street, Chester Le Street, DH3 3QY**

**Refurbished Office Suite – 1,115sq.ft.**

**CARVER**

COMMERCIAL

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## SITUATION/LOCATION

Front Street is the main shopping street in Chester Le Street located in the heart of the town centre. Occupiers in the vicinity include Reeds Rains, B&M, Nationwide and The Original Factory Shop amongst a range of established local businesses. All town centre amenities are within convenient walking distance and there are a number of public car parking facilities available close by. Chester Le Street lies approximately 7.5 miles north of Durham and 11 miles south of Newcastle with swift transport links across the region with access to the A1(M) within a short walking distance.

## DESCRIPTION

Versatile office suite arranged over ground and first floor of this period town centre property. The offices have recently undergone a significant refurbishment to include:-

- New UPVC double glazed windows
- New lighting
- New carpets throughout

The property may suit a variety of business uses subject to any necessary Landlord/ Statutory Planning consents etc.

## TENURE

Leasehold.

A new lease is available drawn on standard full repairing and insuring terms for a term of years to be agreed.

**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

## ACCOMMODATION

Net Internal Area	103.57sq.m.	1,384sq.ft.
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## RATEABLE VALUE/ COUNCIL TAX

The property is recorded in the current ratings list from 1<sup>st</sup> April 2023 at £6,000. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

## VAT

TBC

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

E-107



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