

# RETAIL UNIT TO LET

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

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS

**TO LET**  
**Bradley Hall**  
CHARTERED SURVEYORS  
0191 383 9999  
www.bradleyhall.co.uk

- Retail Units to Let
- Local and National Operators
- Three Hours Free Stay Parking
- Short Term Lets Available
- Units from 127.27m<sup>2</sup> (1,370ft<sup>2</sup>)
- Indoor Shopping Centre

**Annual Rent of £13,000**

**LOCATION**

St Cuthbert's Walk Shopping Centre is situated on Front Street the principle retail 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 mainline.

**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 Iceland Frozen Foods, Boots the Chemist Ltd, Shoe Zone Retail and a variety of other local occupiers. The property also has the benefit of dedicated car parking.

**ACCOMMODATION**

Retail unit- 127.27m<sup>2</sup> 1,370ft<sup>2</sup>

**RATING ASSESSMENT**

Description	RV	Estimated Rates Payable
Shop & Premises	£17,500	£8,592.50

We are advised that the rateable value of the premises as at 1 April 2017 is £17,500 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.

**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.

**EPC RATING**

D83

**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.

**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 l'Anson at Bradley Hall.

**Tel:** 0191 383 9999  
**Email:** 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 outside of property



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



0.8 miles from A167



15.5 miles from Newcastle International Airport