

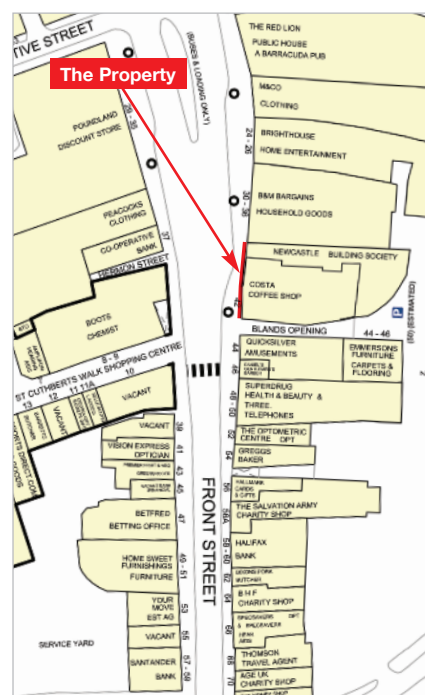
Chester-le-Street

38/42 Front Street
County Durham
DH3 3BG

- **Freehold Shop and Bank Investment**
- Two well located units opposite local shopping centre
- Let to Newcastle Building Society and Sim Trava (North East) Ltd (t/a Costa)
- Recently refurbished
- Reversion 2024 and 2025
- Total Current Rents Reserved
£75,000 pa

On the Instructions of a Major
UK Pension Fund

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Chester-le-Street, with a population of some 24,000, is located 4 miles north of Durham, 5 miles south of Gateshead and 12 miles west of Sunderland. The town is accessed via the A167 dual carriageway, which leads to Junction 63 of the A1 Motorway.

The property is situated on the east side of Front Street, opposite the St Cuthberts Shopping Centre. There are two large public car parks to the rear of the property.

Occupiers close by include B&M Bargains (adjacent), M&Co, Brighthouse, Poundland, Peacocks, Co-operative Bank, Boots, Vision Express, Betfred, Halifax Bank and the St Cuthberts Shopping Centre.

Description

The property is arranged on ground and one upper floor to provide two retail units. One arranged over ground floor only to provide a building society. The other unit is arranged as a coffee shop over ground and first floors, along with staff accommodation and storage on the first floor. Please note the first floor of Unit 42 goes over Unit 38. There is communal bin storage to the rear of the property.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
38	Newcastle Building Society	Gross Frontage 8.10 m Net Frontage 9.10 m Shop Depth 16.23 m Built Depth 21.31 m	(26' 6") (29' 8") (53' 2") (60' 9")	10 years from 26.06.2015 Rent review in the 5th year FR & I	£30,000 p.a. Reversion 2025
42	Sim Trava (North East) Ltd (t/a Costa)	Gross Frontage 9.96 m Net Frontage 9.77 m Shop & Built Depth 21.5 m First Floor 204.55 sq m	(32' 7") (32' 0") (70' 5") (2,200 sq ft)	10 years from 03.07.2014 Rent review in the 5th year FR & I	£45,000 p.a. Reversion 2024

Total £75,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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