

## Chester-le-Street

### 13-16 North Burns

### County Durham

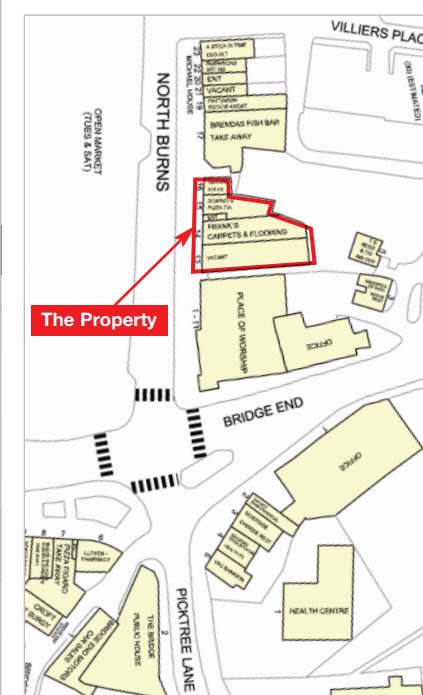
### DH3 3TF

#### • Freehold Parade of Shop Investment and Vacant Offices

- Town centre location
- 4 shops (one vacant)
- Vacant self-contained offices totalling 233.75 sq m (2,516 sq ft)
- Asset management opportunity
- Rent Reviews from 2017 and Reversion 2016
- Total Current Rents Reserved

**£47,500 pa**  
**Plus Vacant Shop**  
**(No. 13) and Offices**

**SIX WEEK COMPLETION**  
**AVAILABLE**



#### Tenure

Freehold.

#### Location

Chester-Le-Street, with a population of approximately 53,000, is situated some 8 miles north of Durham, 11 miles south of Newcastle-upon-Tyne and 10 miles south-west of Sunderland. The town benefits from good transport links being located less than a mile to the A167, directly adjacent to Junction 63 of the A1(M). Chester-Le-Street Rail Station is served by the East Coast Mainline which provides local and cross country connections. The property is situated on the north side of North Burns, in the town centre.

Occupiers close by include a variety of local traders.

#### Description

The property is arranged on ground and one upper floor to provide four ground floor shops with ancillary accommodation, together with self-contained offices. The offices are accessed from North Burns.

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsoop.co.uk](http://www.allsoop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
13	Vacant (1)	Ground Floor 140.91 sq m (1,517 sq ft)			
14	Franks Factory Flooring	Ground Floor 121.80 sq m (1,311 sq ft)	5 years from 29.09.2011 EFR & I	£18,000 p.a.	Reversion 2016
15	DP Realty Ltd (t/a Domino's)	Ground Floor 85.30 sq m (918 sq ft)	20 years from 22.06.2012 Rent review every 5th year EFR & I	£18,000 p.a.	Rent Review 2017
16A	Venture Properties Ltd	Ground Floor 20.40 sq m First Floor 20.80 sq m (224 sq ft)	10 years from 01.11.2008 Rent review every 3rd year EFR & I	£11,500 p.a.	Rent Review 2017
16	Vacant (2)	First Floor 233.75 sq m (2,516 sq ft)			

NB. Not inspected by Allsop. Floor areas taken from VOA website ([www.2010.voa.gov.uk](http://www.2010.voa.gov.uk))

(1) Heads of terms were agreed with Mr V Ali, subject to contract, for 10 years at £15,000 p.a. in years 1-4 and £16,000 p.a. year 5 together with concessionary rent of £11,000 p.a., years 1-2 and £12,000 p.a. year 3, full details are available in the legal pack.

(2) Suite 4 is currently let to T. Singleton & L. Bayles t/a Inspired Hairdressing. Three year lease from 01.06.2011 currently holding over £4,800 p.a. The offices are presently on the market via Bradley Hall.

(3) Floor areas of offices taken from the marketing details of Bradley Hall.

**Total £47,500 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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