

Chester-le-Street

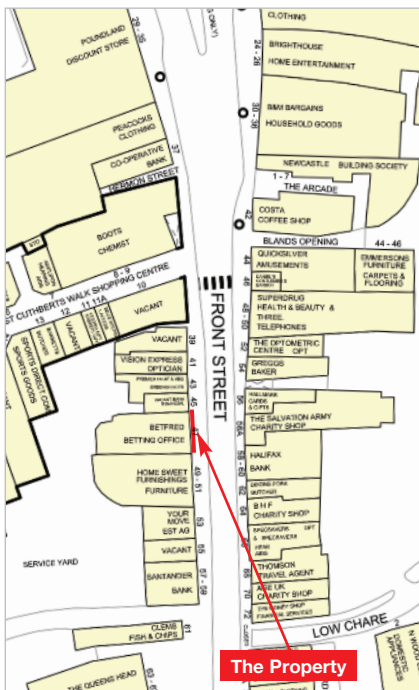
47 Front Street

County Durham

DH3 3BH

- **Freehold Shop Investment**
 - Town centre location
 - Let to Done Brothers (Cash Betting) Limited (t/a Betfred) until 2023 (no breaks)
 - Close to Boots and Halifax
 - Rent Review September 2018 outstanding
 - Current Rent Reserved
- £25,000 pa**

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 west side of Front Street, the main retail pitch in the town, between its junctions with Co-operative Street and Wesley Terrace.

Occupiers close by include Greggs, Halifax, Vision Express, British Heart Foundation, Specsavers, Santander, Superdrug, Costa Coffee, B&M Bargains and Poundland. The property is some 50m from St Cuthberts Walk Shopping Centre, which is home to Boots, Sports Direct, Morrisons and Iceland, amongst others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	10.90 m	(35' 9")
Net Frontage	9.60 m	(31' 6")
Shop Depth	20.45 m	(67' 1")
Built Depth	20.75 m	(68' 1")

Ground Floor	156.35 sq m	(1,683 sq ft)
First Floor	35.85 sq m	(386 sq ft)
Total	192.20 sq m	(2,069 sq ft)

Tenancy

The entire property is at present let to DONE BROTHERS (CASH BETTING) LIMITED (t/a Betfred) for a term of 10 years from 23rd September 2013 at a current rent of £25,000 per annum. The lease provides for a rent review on 23rd September 2018 (which is outstanding) and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 1650.

Website Address: www.betfred.com

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 75 Band C (Copy available on website).

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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