

OFFICE/ STUDIO SPACE

22A NORTH BURNS
CHESTER-LE-STREET
COUNTY DURHAM
DH3 3TF

BISSETT
KENNING & NEWISS
CHARTERED SURVEYORS

1ST & 2ND FLOOR TO LET

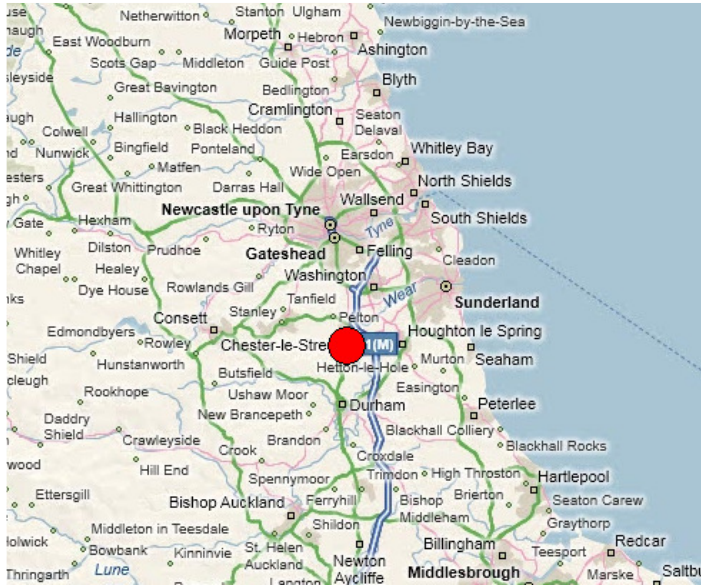


LOCATION

Chester-le-Street is a historic market town in County Durham, situated on the banks of the River Wear. The town is centrally located between Newcastle upon Tyne and Durham and benefits from excellent road communications, being located a short distance from the A1(M). Rail communications are also very good with the town having a station on the East Coast Main Line, with a journey time of approximately 3 hrs to London Kings Cross.

The property occupies a prominent position on the northern side of North Burns, which is to the immediate north of Front Street, Chester-le-Street's main shopping area. The property has commanding views across the market place and is conveniently located for access to the town's major staging point for local bus services. The premises are above Robinsons Chartered Surveyors and other nearby occupiers include M J O'Brien Newsagent, Twisted Secrets Hair Salon and Pattinson Estate Agents.

There is plentiful on-street parking to the front of the property, pay and display parking at the rear and additional parking available at the nearby Tesco Supermarket. Private parking to the rear may also be available by separate negotiation.



BUSINESS RATES

The premises are currently included within the assessment for 22 North Burns and will be re-assessed upon occupation.

Interested parties are advised to make their own enquiries in this regard.

LEGAL FEES

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures within the terms are exclusive of VAT where chargeable.

DESCRIPTION

The property comprises an attractive building of traditional brick construction with decorative stone quoins, beneath a pitched and slate covered roof.

Internally the property provides a combination of open plan and cellular office space arranged over first and second floor with storage areas, a kitchenette and WC facilities on each floor.

Access is via North Burns and the premises benefit from mains electricity, water and wall mounted electric storage heaters throughout and gas central heating to part. Windows are uPVC double glazed and the property is alarmed.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area (NIA) basis and is calculated as follows:

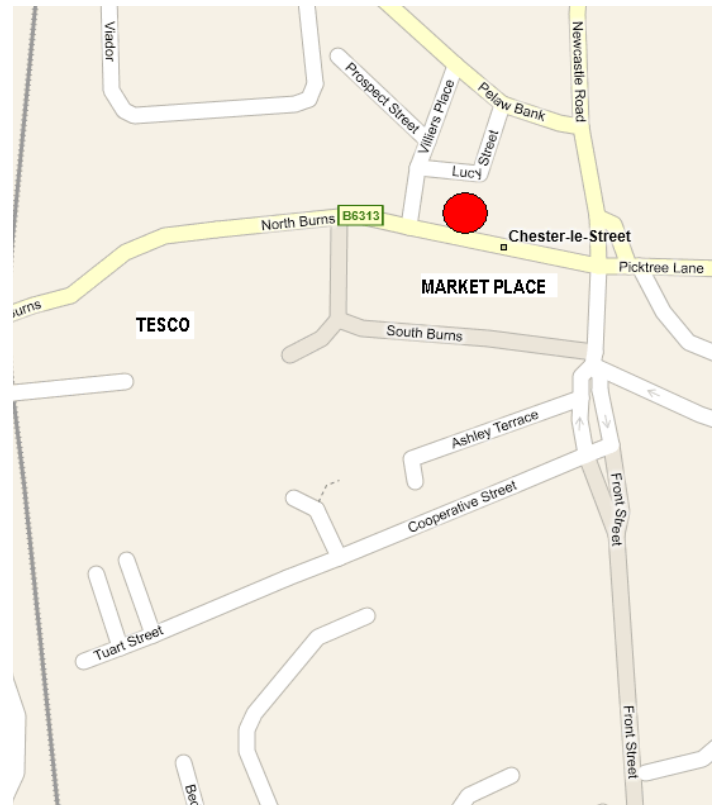
First Floor	44.22m ²	(476ft ²)
W/C	n/a	n/a
Second Floor	33.29m ²	(358ft ²)
W/C	n/a	n/a
TOTAL	77.51m²	(834ft²)

TENURE

The premises are available on a new full repairing and insuring lease for a term of years to be agreed.

RENT

The asking rent for the property is £7,000 per annum, exclusive of VAT, business rates and all other outgoings.



FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Andrew Chandler on 0191 272 5551 or alternatively via email on:

andrew.chandler@bissett-kenning.co.uk

V.2106

November 2011

B219 Printed by Ravensworth 01670 713330

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