

# TO LET

## Rail Station - Kiosk/Pop up/Retail Unit

Lambert  
Smith  
Hampton

# Rooms in Station Building

Chester-le-Street Station, Station Road, Chester-le-Street DH3 3EE



Approx 548.19 Sq Ft (50.93 Sq M)

- ✓ Former ticket office
- ✓ Ground floor accommodation
- ✓ Three separate rooms including WC facilities
- ✓ Suitable for a variety of commercial uses



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## DH3 3EE



### LOCATION

Chester-le-Street Station is located on the edge of the town centre on Station Road. The station is operated and managed by Northern and is located on the east coast main line between Durham and Newcastle. There are regular train services to Newcastle, Durham, Darlington, York, Leeds, Manchester and Liverpool.

### DESCRIPTION

On behalf of Northern. The accommodation comprises the former ticket office forming part of the ground floor of the station buildings. The accommodation is made up of three separate rooms and extends to 50.93 sq m / 548.19 sq ft. The accommodation would be suitable for a variety of commercial uses and Northern are inviting a business proposal and rental offer from all interested parties.

### KEY FEATURES

- Former ticket office
- Ground floor accommodation
- Three separate rooms including WC facilities
- Suitable for a variety of commercial uses
- New lease available for part or all the accommodation
- ORR Station usage figures 2017/18 219,592

### VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

### LEGAL COSTS

Tenant to pay Northern's reasonable legal costs incurred in any transaction.

### BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.vo.gov.uk](http://www.vo.gov.uk).

### TERMS

Interested parties are invited to submit rental offers exclusive of VAT, taxes and other outgoings.

### SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

### INSURANCE

The insurance charge will be the equivalent of 2.5% of the annual rent.



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[www.lsh.co.uk](http://www.lsh.co.uk)

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### VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment

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