



## RETAIL INVESTMENT

extensively refurbished  
high quality accommodation

**7-9 Front Street,  
Chester le Street,  
DH3 3BQ**



## INVESTMENT SUMMARY

- Chester le Street is a market town in County Durham with a **population of around 38,000**
- Situated towards the northern end of Front Street closest to **St Cuthberts Shopping Centre**
- Building was **extensively refurbished and extended** in 2018 providing **high quality accommodation over three floors**
- Tenant has a risk score of 93 (**very low risk**) and an international score of A (**very low risk**)
- EPC rating of **B**
- Freehold

**Offers are sought in excess of £225,000 (Two Hundred and Twenty Five Thousand Pounds) subject to contract and exclusive of VAT. A sale at this level reflects a low capital value of only £102 psf.**

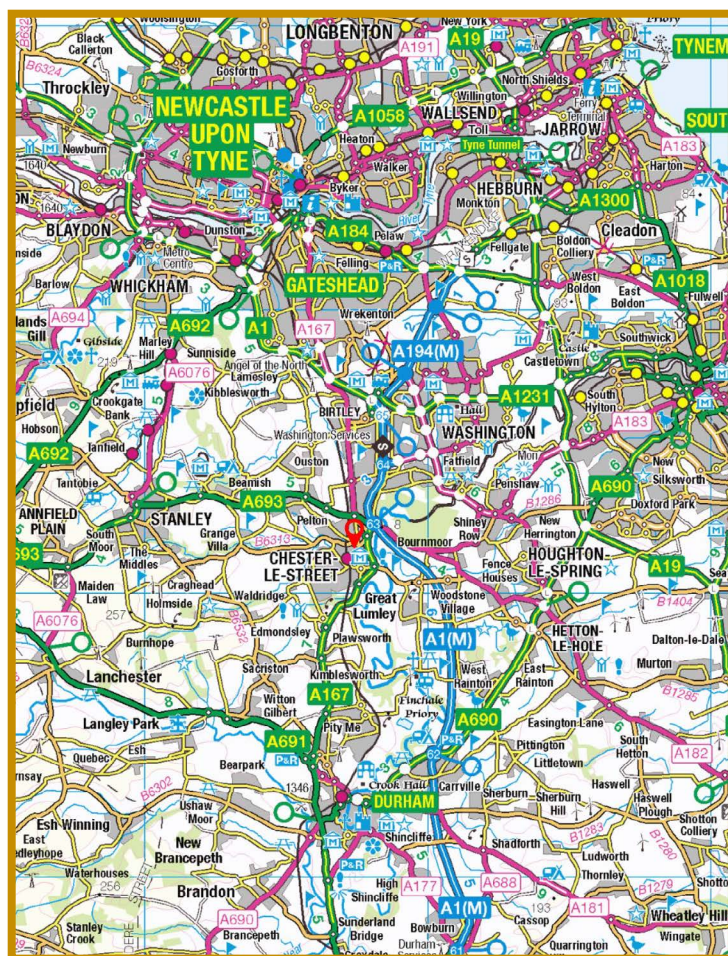


## LOCATION

Located in County Durham, Chester le Street is a market town with a population of around 38,000. It is conveniently located just 11 miles south of Newcastle upon Tyne and 8 miles north of Durham offering easy access to both cities.

The town enjoys strong transportation links with major road access being provided by the nearby A1(M) and rail links to other major cities and towns via Chester le Street Railway Station which is on the East Coast main line.

Chester le Street has a rich history dating back over 2000 years. Towns landmarks include the Church of St Mary and St Cuthbert. The riverside cricket ground in Chester le Street is also home to Durham County Cricket Club hosting many international and test matches.



**RICS**

**DELTA CAPITAL** PROPERTY INVESTMENT | Tel.07968618948

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| [deltacap.co.uk](http://deltacap.co.uk)





## SITUATION

The subject property is situated towards the northern end of Front Street closest to St Cuthberts Shopping Centre, the market square and North Burns Car Park. The nearby shopping centre incorporates retailers such as Greggs and Boots the Chemist which both front Front Street. Other nearby retailers on Front Street include Costa, Newcastle Building Society, Co-op Bank, Vision Express as well as other national and regional occupiers.

## DESCRIPTION

The property comprises a Victorian terraced property of traditional construction with brick elevations with render finish under a slate pitched roof. The ground floor incorporates shop front. The building was extensively refurbished and extended in 2018 providing high quality accommodation over three floors.

## ACCOMMODATION

Description	Sq m	Sq ft
ITZA Ground	51.84	558
Ground Floor	89	958
First Floor	73.58	792
Second Floor	42.08	453
Total	204.66	2,203

## TENANCY

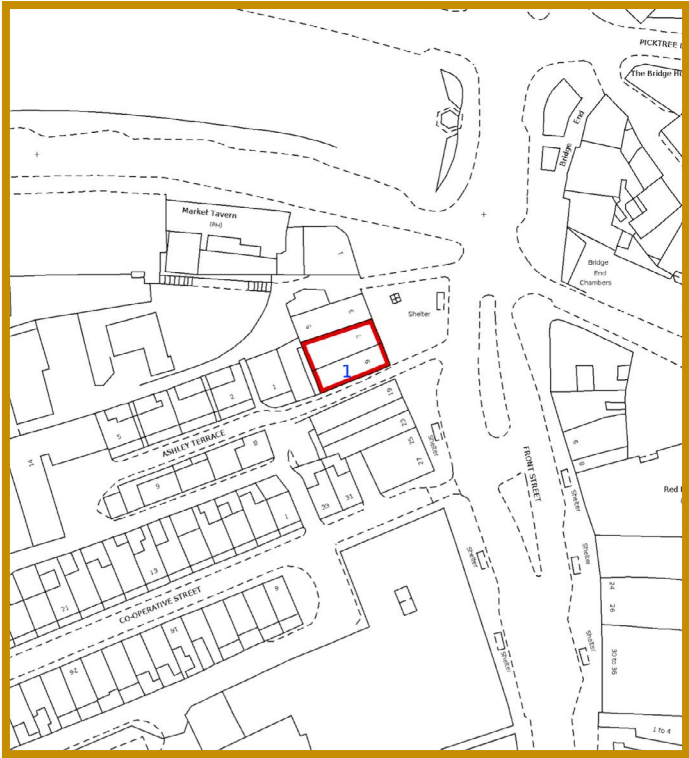
The property is entirely let M & R FM Limited for a term of 5 years from 1st August 2023, therefore expiring on 31st July 2028 at the passing rent of £15,000 per annum. There is a tenant only break on the 3rd anniversary of the commencement of the term. The property is held on FRI terms.

## COVENANT STATUS

M & R FM Ltd is registered in the UK with company number 07968454 and trading as First Mortgage. The tenant last reported the following financial information in December 2022.

Turnover	£3,200,000
Pre-tax Profits	£743,000

According to Credit Safe M & R FM Ltd has a **risk score of 93 (very low risk)** and an **international score of A (very low risk)**.



## TENURE

The property is held freehold with title number **DU134788**.

The neighbouring ground floor retail premises have been sold off on a long-leasehold basis

## VAT

We understand the property is not elected to tax.

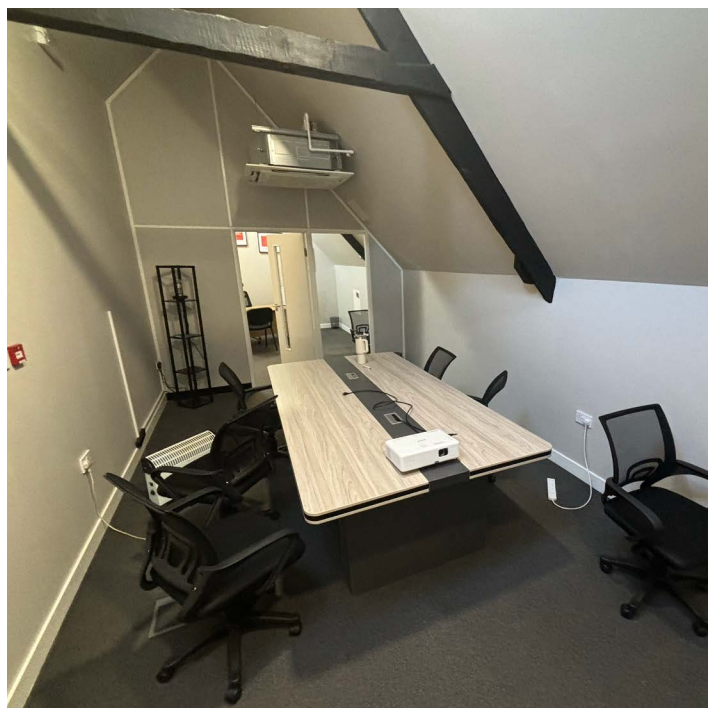
## EPC

The property has an EPC rating of **B**.

## PROPOSAL

**£225,000**

**Offers are sought in excess of £225,000 (Two Hundred and Twenty Five Thousand Pounds) subject to contract and exclusive of VAT. A sale at this level reflects a low capital value of only £102 psf.**



## CONTACT

For further information or to arrange an inspection please contact:

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## DELTA CAPITAL PROPERTY INVESTMENT

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Access to the data room can be provided on request.  
Information as follows:

- Title
  - Lease
  - EPC
  - Accounts
- 

There are no unclaimed Capital Allowances available with the property.

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. We will therefore require the following information:

- Corporate structure and ownership details of purchasers
  - Identification and verification of ultimate beneficial purchasers
  - Satisfactory proof of the source of funds for the purchasers
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These particulars shall not form part of any offer or contract and the seller makes no representations or warranties, express or implied, as to the condition of the property or the accuracy of any information provided in relation to the property. Any prospective purchaser is not to rely on any representation made in these particulars and must satisfy themselves as to the accuracy by their own investigation before entering into any contract.