- First floor office suite
- Net Internal area 74.6 sq. m. (803 sq. ft.)
- Prominent town centre position
- Attractive communal reception & waiting area
- Suitable for a variety of uses (STPP)
- Public parking available within close proximity
- Service charge £1,428.78 per annum
- Potential for 100% small business rates relief

Suites 2 & 3
15A North Burns,
Chester-Le-Street, DH3 3TF

Rent: £4,680 per annum

Location

The suite occupies a first-floor prominent position on North Burns, one of Chester-le-Street's principal commercial streets, immediately adjacent to the town's recently regenerated Market Place and within the heart of the town centre. The location benefits from excellent levels of passing vehicular traffic and pedestrian footfall, with attractive public realm improvements, nearby public parking and excellent accessibility.

The surrounding area comprises a strong mix of national, regional and independent occupiers including Domino's Pizza, Frank's Factory Flooring, Miss Elephant Café & Pancake House, Venture Properties, together with a wide range of retail, leisure and professional businesses. Front Street, Chester-le-Street's primary retail thoroughfare, is only a short walk away and is home to occupiers including Tesco, Boots, Costa Coffee, Greggs, Superdrug and a variety of banks and service providers.

Chester-le-Street is a popular and affluent market town situated approximately 10 miles south of Newcastle upon Tyne and 6 miles north of Durham City, benefiting from excellent transport links via the A1(M) together with a mainline railway station providing direct services to Newcastle, Durham and London, making it an attractive trading location for a wide variety of businesses.

Description

Suites 2 & 3, 15A North Burns comprise a well-presented first floor office suite extending to approximately 74.6 sq m (803 sq ft). The accommodation provides a spacious open-plan office area benefiting from excellent natural light, together with a separate private office/meeting room and dedicated kitchen facilities.

The suite is accessed via an attractive communal reception and waiting area, creating a professional first impression for both staff and visitors. Shared WC facilities are available within the building.

Internally, the accommodation is presented to a good standard throughout, featuring carpeted flooring, suspended lighting, central heating and ample electrical/data points. The flexible layout is suitable for a variety of occupiers and would lend itself to office, consultancy, professional services, training or other business uses, subject to any necessary consents.

Floor Area
74.6 sq. m. (803 sq. ft.)

Rent
£4,680 per annum

Service charge
£1,428.78 per annum

Insurance
The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

Lease Terms
Leasehold – A new lease is available, terms and conditions to be agreed.

Rateable Value
The 2026 Rating List entry is Rateable Value £6,700

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Viewing Arrangements
Strictly by appointment through this office.

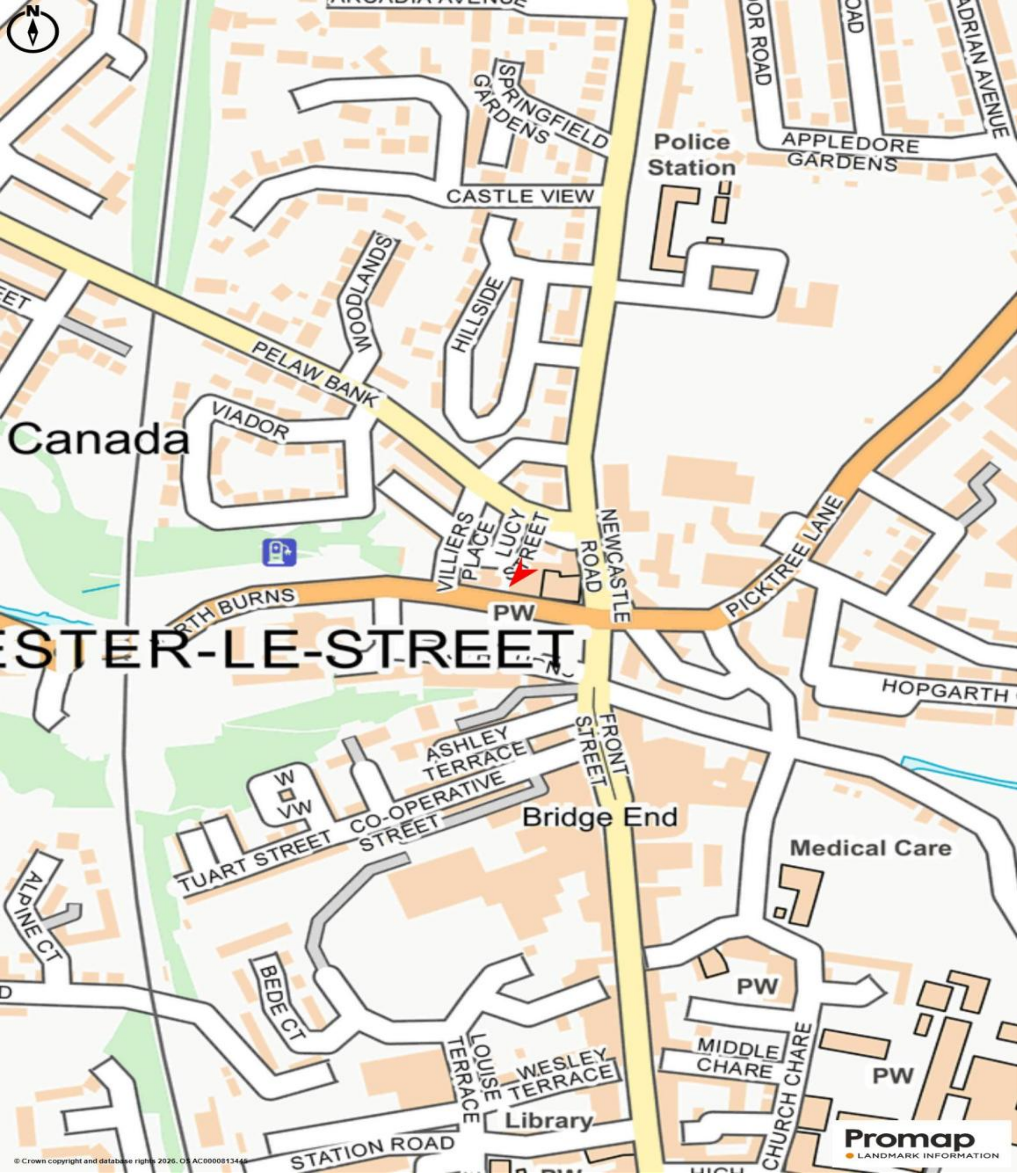
Information Notice

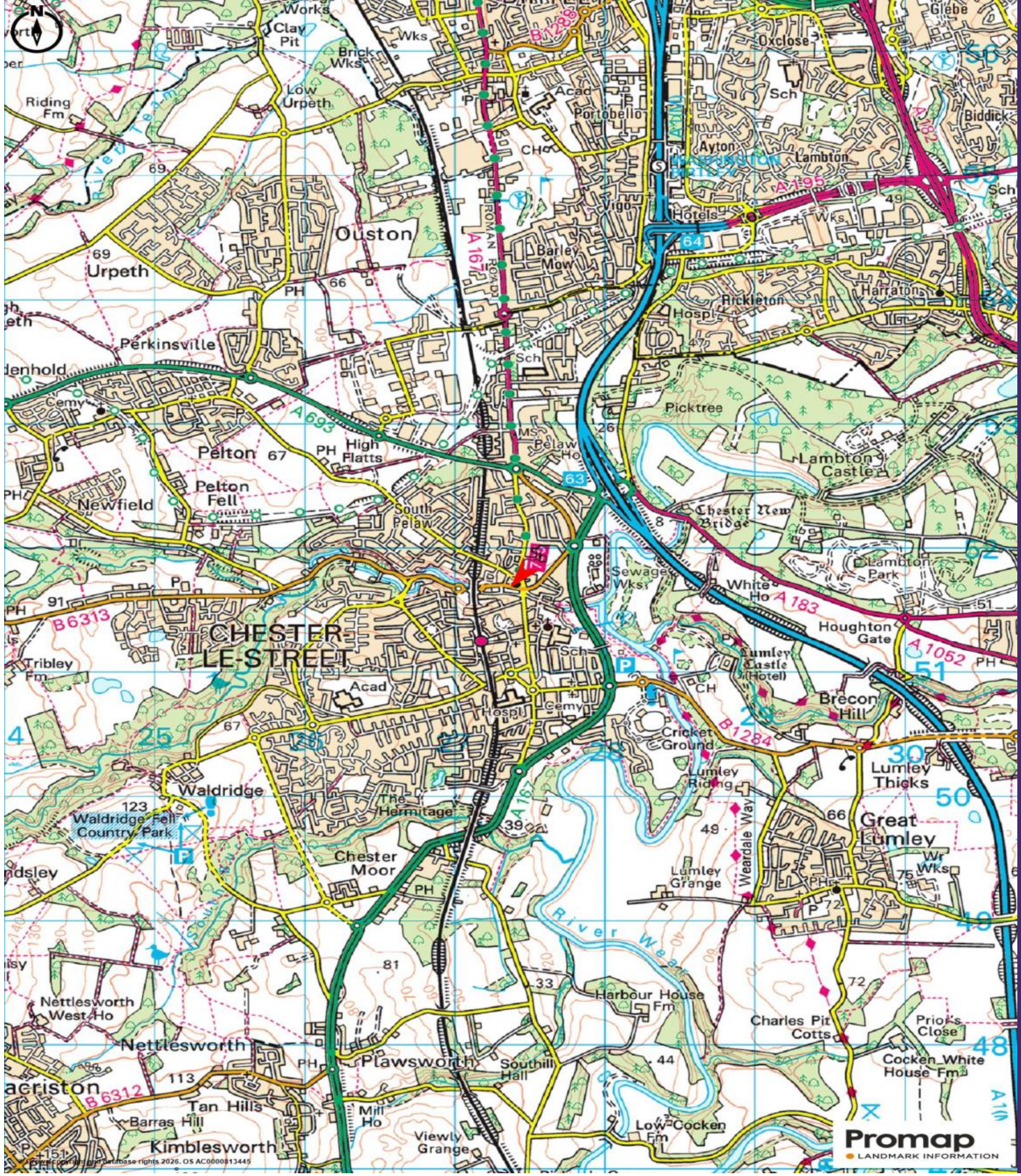
1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value.
   Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility.
   Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref I533 (Version 1)
Prepared 27th August 2026

www.rookmatthewssayer.co.uk
T: 0191 212 0000 E: commercial@rmsestateagents.co.uk


GFW
TO LET
OPEN 7 DAYS A WEEK
Domino's
THE HAIR LOUNGE
Miss Elephant
FRANK'S





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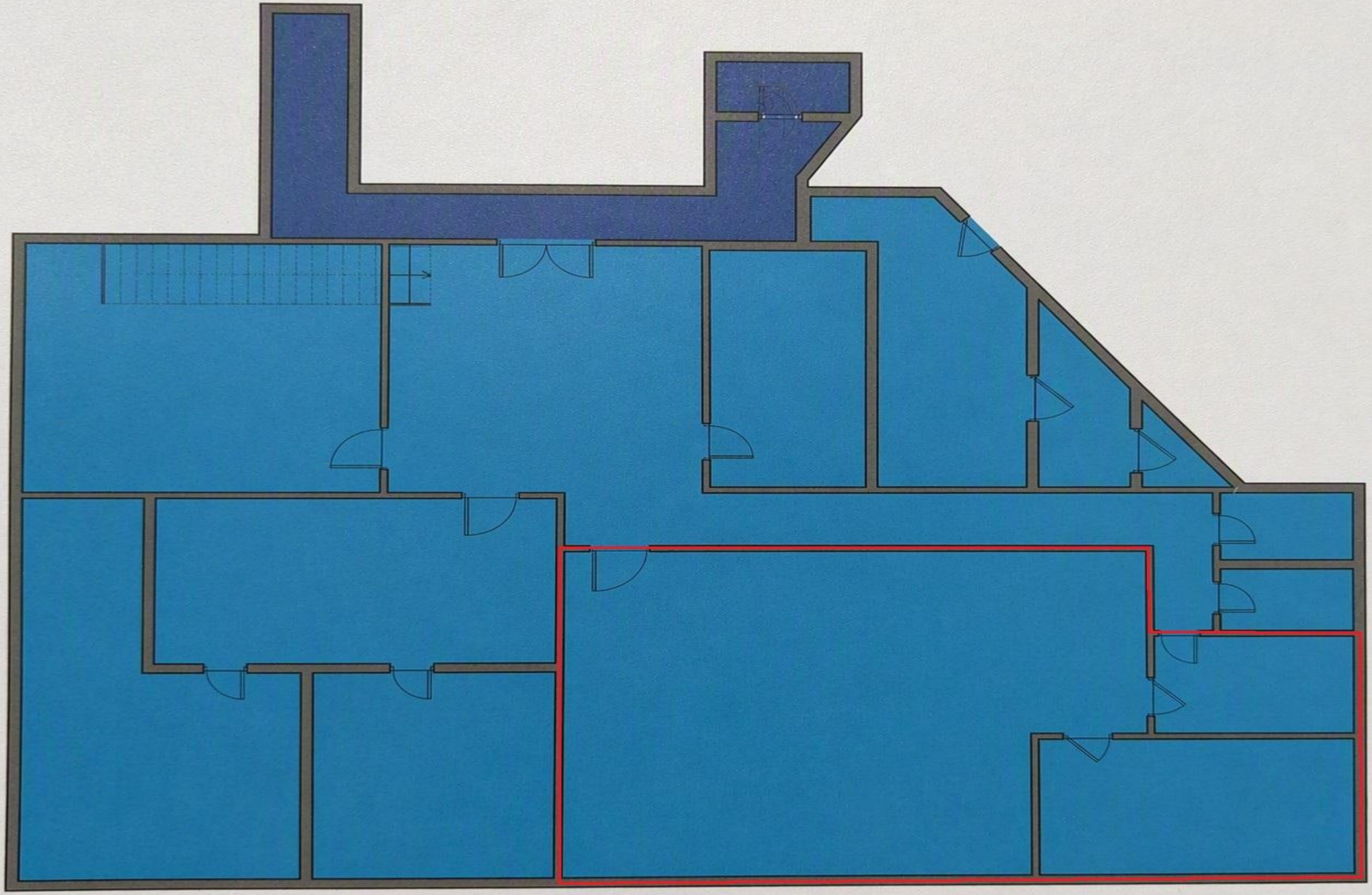

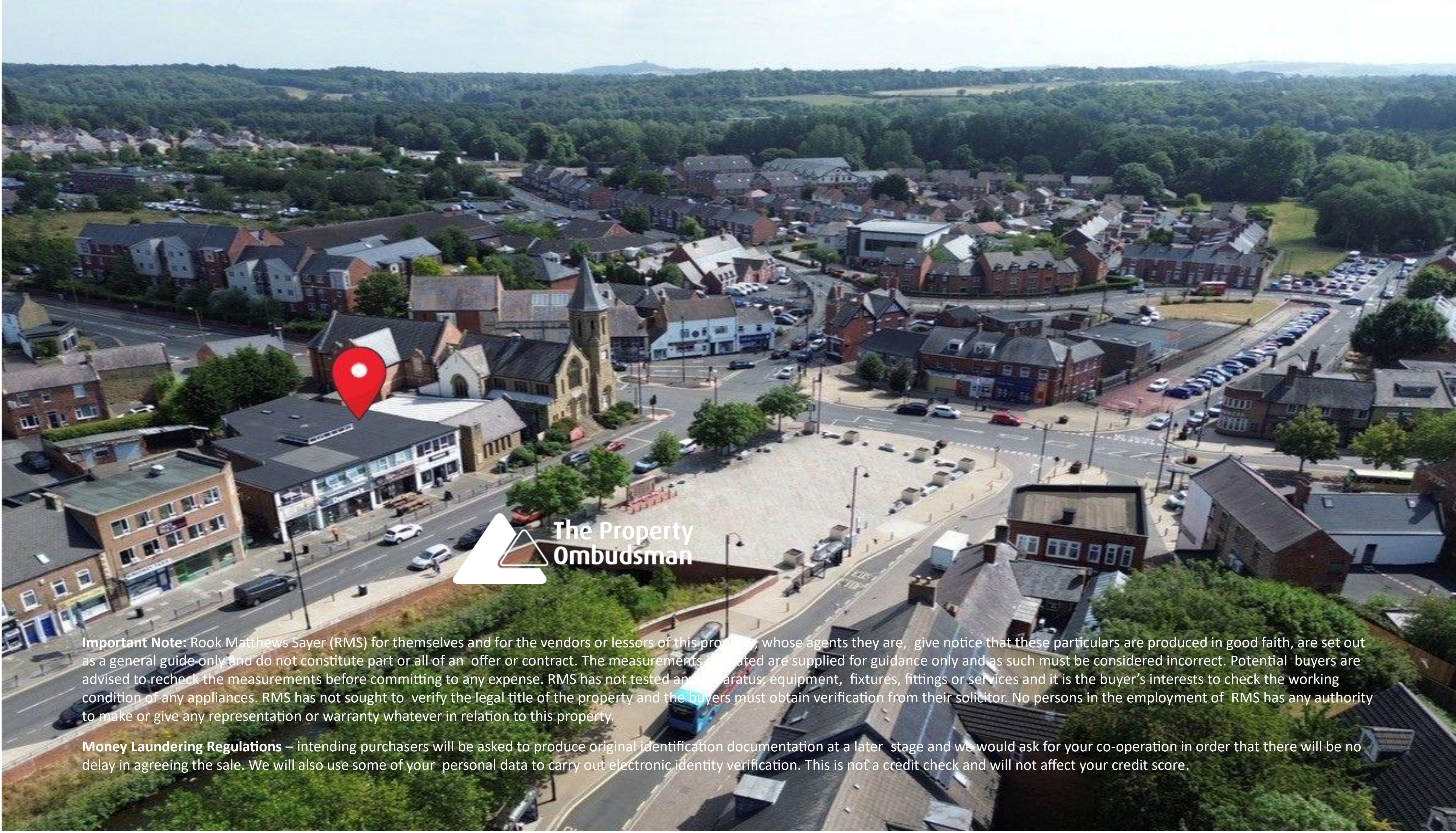

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.