

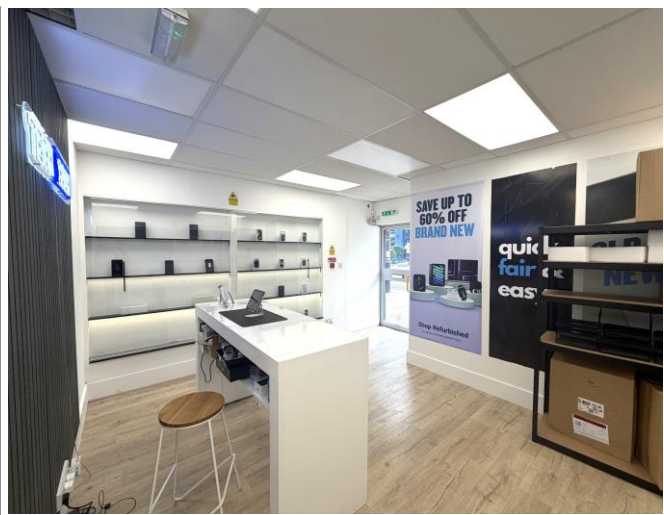


- Modern ground floor retail unit
- Net internal area 89 sq. m. (958 sq. ft.)
- Versatile premises suitable for a range of uses (STPP)
- Prominent town centre, front street position
- Excellent pedestrian footfall & passing trade
- Available with vacant possession upon completion

**96 Front Street,  
Chester-le-Street  
DH3 3BA**

**Rent: £14,400 + vat per annum  
Service Charge: £1,471.25 + vat per annum**

**RMS** | Rook  
Matthews  
Sayer



### Location

96 Front Street occupies a prominent position within the heart of Chester-le-Street town centre, on the town's principal retailing thoroughfare. Front Street is a well-established commercial destination benefiting from a strong mix of national, regional and independent occupiers, generating excellent levels of pedestrian footfall and passing trade throughout the day. The property enjoys a highly visible frontage to Front Street, providing strong exposure to both passing pedestrians and vehicular traffic. Nearby occupiers include a range of retail, food and beverage, financial and service-based businesses, helping to attract a broad customer demographic and support sustained trading activity.

Chester-le-Street is a popular market town located approximately 6 miles north of Durham and 11 miles south of Newcastle upon Tyne, benefiting from excellent connectivity via the A1(M), which provides direct access to the wider North East region. The town also benefits from a railway station offering regular services to Newcastle, Durham and beyond.

### Description

The property comprises a well-presented ground floor mid-terrace retail unit extending to approximately 89 sq. m. (958 sq. ft.), occupying a prominent position within Chester-le-Street town centre.

The accommodation is arranged to provide an attractive and modern front sales area incorporating a fully glazed shop frontage, suspended ceilings with recessed LED lighting, and laminate flooring. The sales area benefits from excellent natural light and provides an inviting retail environment suitable for a variety of occupiers.

To the rear are two substantial ancillary rooms, currently utilised as workshop, storage and operational space by Tech4Cash, offering flexible accommodation suitable for a range of retail, office, treatment room, showroom or service-based uses.

The property also benefits from staff WC facilities and a rear access door leading to a communal external area, providing convenient servicing and staff access.

The unit is fitted out to a good standard throughout and is considered ready for immediate occupation with minimal ingoing expenditure required. The property is currently occupied by Tech4Cash but will be made available with the benefit of full vacant possession upon completion.

Overall, the premises provide a versatile retail opportunity in a highly visible town centre location, suitable for owner-occupiers, investors, retailers and a variety of alternative commercial users, subject to any necessary consents.

#### **Floor Area**

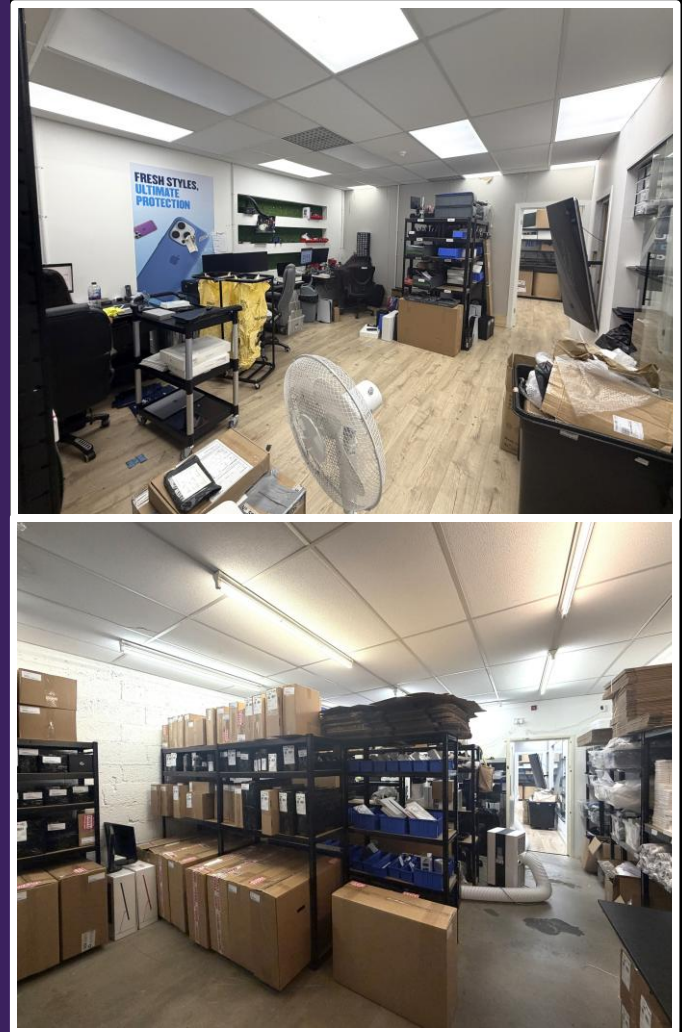
89 Sq. m. (958 sq. ft.)

#### **Tenure**

Leasehold – Licence to Assign will be required. The fee for preparing and dealing with any associated work is £1,500 plus VAT and any disbursements which are incurred and £1,500 plus VAT for the agents' fees, totalling £3,000 plus VAT.

#### **Viewing Arrangements**

Strictly by appointment through this office.



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ROOK  
MATTHEWS  
SAYER

**Rent**

£14,400 + vat per annum

**Service Charge**

£1,471.25 + vat per annum

**Deposit**

No deposit required

**Rateable Value**

The 2026 Rating List entry is Rateable Value £12,250

**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 I530 (Version 1)**

**Prepared 21<sup>ST</sup> August 2026**





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