



37b Front Street, Sacriston, DH7 6JS

- Retail Unit over Two Floors
- Floor Area circa 82.96 sq.m. (893.07 sq.ft.)
- Suitable for a Variety of Uses
- On Street Parking
- Busy Main Road Location
- New Flexible Lease Terms

Rent: £10,800 per annum

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Location

The property is located on Front Street, Sacriston the main road running through the centre of this small town. Sacriston is located to the south west of Chester le Street and is easily found from the A167.

Property

A mid-terrace two storey stone/ brick property with pitched slate roof, comprising a ground floor retail area, storage, first floor retail area with kitchenette and w.c.

The property has been refurbished throughout, with newly plastered walls, new LED lighting, new kitchen and w.c. units. The landlord will install new flooring, for the tenant (carpet and vinyl/laminate options available).

The unit cannot be used for the following businesses:
Vape shop, convenience store, off licence, or deli.

Area	sq. ft.	sq. m.
Main Retail	487.60	45.29
Store	84.60	7.85
Upper Retail	320.87	29.80
W.C	n/a	n/a
Total	893.07	82.96

Rent

£10,800 per annum

Tenure

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

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £ TBC

EPC

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Important Notice

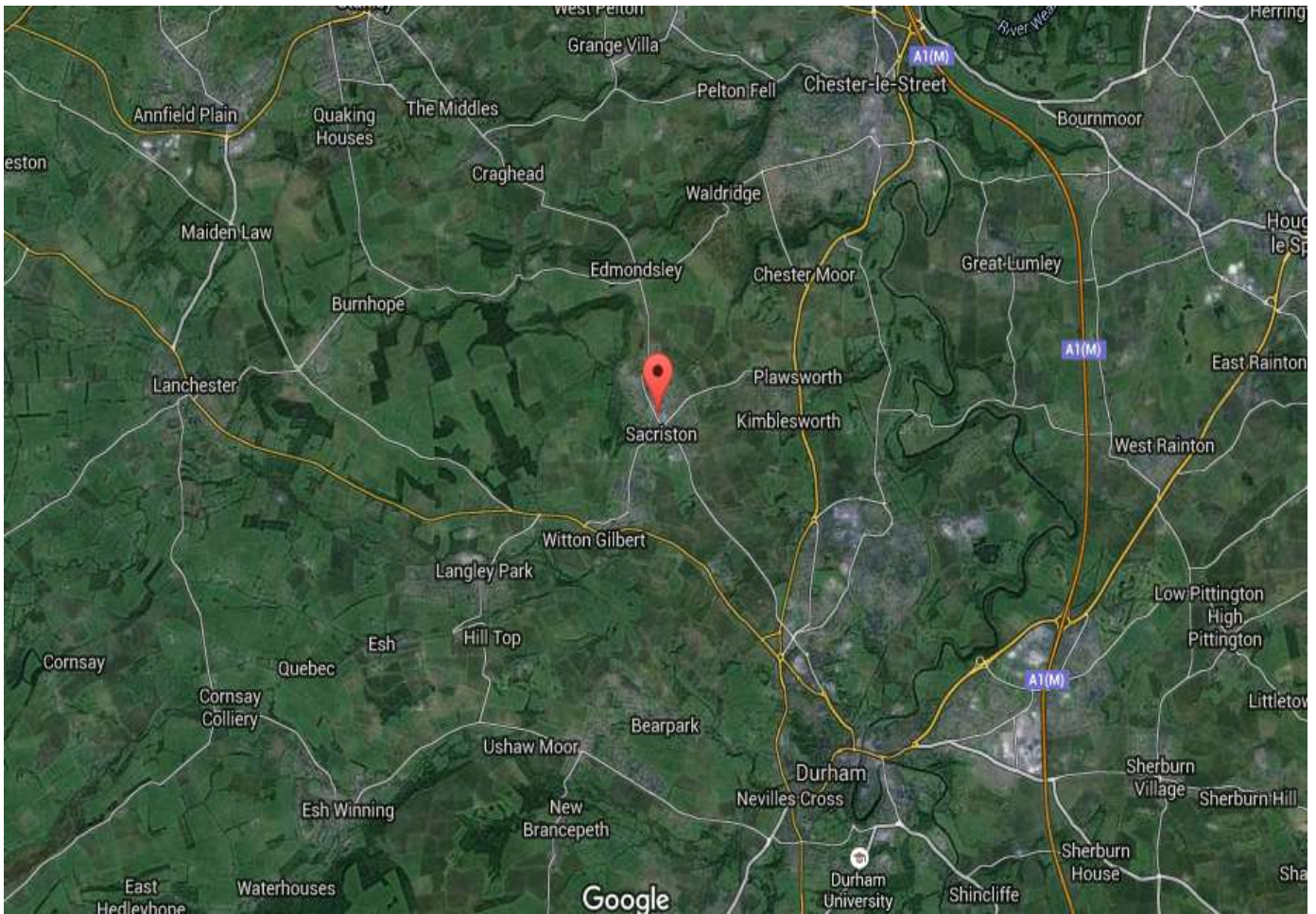
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Ref: I015

Updated June 2024



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