

# QUEENS HEAD

FRONT STREET, CHESTER LE STREET, DH3 3BJ

ALL ENQUIRIES



savills



## HIGHLIGHTS INCLUDE:

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- Town centre location
- Prime pitch for retail/ leisure
- Characterful Property
- Extensive accommodation arranged over four floors
- Car park for approximately 15 vehicles
- Site area extending to 0.456 acres
- Suitable for a variety of alternative uses subject to planning

## LOCATION

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The Queens Head is situated in a prominent position in Chester le Street town centre, adjoining Front Street, the primary retail/ leisure pitch and main thoroughfare through the town.

Chester le Street is a market town in County Durham located approximately 6.8 miles north of Durham, 10.5 miles south of Newcastle and 12 miles south west of Sunderland. The Property is set back from Front Street with a small, pedestrian market square to the front elevation.

The immediate surrounds comprise predominantly retail and leisure occupiers. To the north of the site is St Cuthbert's Walk Shopping Centre, hosting Morrisons, and to the rear Wilko and Osborne Road Car Park.

## DESCRIPTION

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The Property comprises a predominantly three-storey (above basement) detached building of traditional brick construction with painted elevations to the front and side beneath a multi pitched tile roof with two storey and single storey extensions to the rear.

Externally, to the rear, is a trade patio with covered smoking solution and customer car park with parking for approximately 15 vehicles.

The total site area extends to 0.46 acres (0.18 hectares).



## ACCOMMODATION

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Internally, accommodation is provided at basement, ground, first and second floors. The primary trading accommodation is located to the ground floor comprising an open plan U-shaped trading area with central bar servery. Ancillary trade accommodation includes a trade kitchen, located to the side, and to the rear are customer WCs and a beer cellar.

Ancillary living accommodation is located to the first and second floors. There is a manager's office, staff room, office, boiler room and laundry located to the first floor.

The ground floor built area extends to 4,278 sq ft.

## TENURE

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The Property is held freehold on title number DU244230.

## TERMS

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We are instructed to invite both freehold and leasehold offers.

## RATING

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The Property is listed in the 2023 Rating List with a Rateable Value of £29,000.

## PLANNING

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We understand the Property benefits from Sui Generis Use Class. The Property is Grade II listed and is within the Chester le Street Conservation Area.



## LICENCE

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

## FIXTURES & FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any branded or leased items and any items owned by third parties will also be excluded.

## EPC

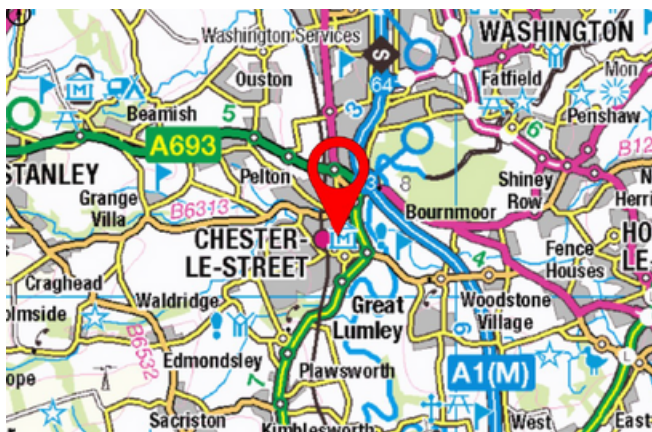
The Property does not have an EPC due to the Listed status.

## VAT

VAT will be applicable at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.



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## MONEY LAUNDERING

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Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

## VIEWINGS

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All viewings must be arranged strictly by appointment with the sole selling agents Savills.

## CONTACT

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