

16/20 Front Street,  
**Chester-Le-Street, County Durham DH3 3DE**  
 Freehold Shop Investment

**Lot 78**

£50,000 per annum  
 exclusive



**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail & Ancillary	833 sq m (8,966 sq ft)	MACKAYS STORES LIMITED	10 years from completion on a full repairing and insuring lease subject to a schedule of condition (1)	£50,000	2023
First	Void		t/a M&Co (2)			
<b>Total</b>		<b>833 sq m (8,966 sq ft)</b>			<b>£50,000</b>	

(1) Tenant's option to determine in the fifth year.  
 (2) For the year ended 24th February 2017, Mackays Stores Limited reported a turnover of £165,611,000, pre-tax profits of £1,100,000 and a total net worth of £36,441,000 (Source: Experian Group 12/06/2018). Mackays Stores Limited is one of the largest privately-owned fashion retailers in the UK. Since inception in the 1960s, M&Co now trades from over 300 stores nationwide with a further 22 stores overseas.

**Key Details**

- Let to Mackays Stores Limited (t/a M&Co) on a new 10 year lease (1)
- Prominent town centre location
- VAT-free Investment
- Close to St Cuthberts Walk Shopping Centre
- M&Co in occupation since 1982

On the Instructions of

**Location**

Miles: 8 miles north of Durham  
 10 miles south of Newcastle  
 Roads: A1(M), A167, A692  
 Rail: Chester-le-Street Railway Station  
 Air: Newcastle Airport

**Situation**

The market town of Chester-le-Street is situated 8 miles north of Durham and 10 miles south of Newcastle. The town benefits from good road communications, being located close to the A1(M) motorway. The property is located in the town centre on Front Street, close to its junction with Cone Terrace. There are a number of public car parks close by. Occupiers nearby include Coral, Nationwide Building Society, Newcastle Building Society, Superdrug, Greggs, Costa and Boots.

**Description**

The property comprises a ground floor shop with staff and storage accommodation. The first floor is void and not currently used.

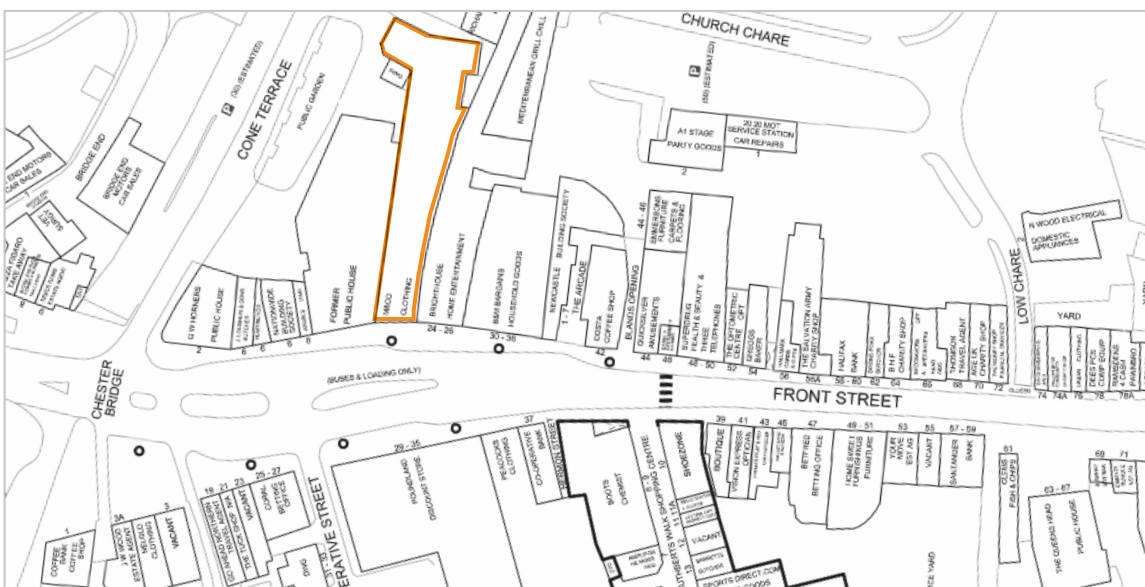
**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Six Week Completion**



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
 Peter Mayo  
 +44 (0)20 7034 4864  
 peter.mayo@acuitus.co.uk

**Acuitus**  
 Will Moore  
 +44 (0)20 7034 4858  
 will.moore@acuitus.co.uk

**Associate Auctioneer:**  
 Joe Baio  
 +44 (0)20 7182 7489  
 joe@fawcettmead.co.uk



**Seller's Solicitors: Keystone Law**  
 Stephen Kingsley  
 +44 (0)20 3319 3700  
 stephen.kingsley@keystonelaw.co.uk