

To Let



Alnwick

Unit 1, Willowburn Centre, NE66 2JH
Retail Park/Class E

Ground Floor: 25,230 sq ft (2,344 sq m)

Rent on Application

Subject to formal vacant possession.

The premises are occupied by Homebase, in Administration.

Location & Description:

- Willowburn Centre comprises four retail units totalling 8,361 sq.m. (90,000 sq.ft.) complete with 475 car parking bays, with occupiers including Sainsbury's, Go Outdoors and Pets at Home.
- Willowburn Centre is immediately accessible from the A1 north and south bound slip roads being situated adjacent to the A1.
- The newly constructed Willowburn Retail Park is located opposite where occupiers include a M&S Food Hall, B&M, Mountain Warehouse, Starbucks and the award winning artisan butchers, Turnbull's of Alnwick, with 180 car parking bays.

Accommodation:

The subject premises are currently occupied by Homebase who are in administration. The accommodation is arranged on ground and mezzanine floors, together with an external garden centre compound, providing the following approximate area:

Demise:

Ground Floor GIA	25,230 sq ft	(2,344 sq m)
Office Mezzanine GIA	1,120 sq ft	(105 sq m)
Sales Mezzanine GIA	7,670 sq ft	(712 sq m)
Warehouse Mezzanine GIA	990 sq ft	(92 sq m)
Garden Centre	10,000 sq ft	(929 sq m)

Rent:

Available upon application.

Lease:

Subject to formal vacant possession, a new effectively full repairing and insuring lease is available for a terms of years to be agreed.

EPC:

Available upon request.

Rating Assessment:

The premises currently has a rateable value of £295,000. For further details visit Gov.uk or contact the business rates department at the local authority.

Service Charge:

The on-account service charge for the year 2024 stands at approximately £37,062.

Legal Costs:

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

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

November 2024

SUBJECT TO CONTRACT

WITHOUT PREJUDICE

Contact Us:

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MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

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