

# To Let



## Peterlee

Unit 1, Upper Yoden Way, Castle Dene Shopping Centre

Ground Floor: 1,168 sq ft (108.51 sq m)

Rent on Application

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**Location & Description:**

- **Castle Dene Shopping Centre is the dominant shopping destination in Peterlee. Anchored by an 80,000sqft Asda Supermarket.**
- **Home to a number of retailers such as Specsavers, Card Factory, Dicksons, Hays Travel, Superdrug, B&M and more.**
- **The subject unit, situated on the upper level, is a fully fitted former fish and chip shop.**

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**Demise:**

Ground Floor 1,168 sq ft (108.51 sq m)

**Rent:**

Available upon request.

**Lease:**

New FRI lease for a term to be agreed.

**Service Charge:**

On-account service charge for the current year stands at approximately £3,087 pax.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2026) - £8,300.

**Date Prepared:**

September 2026

**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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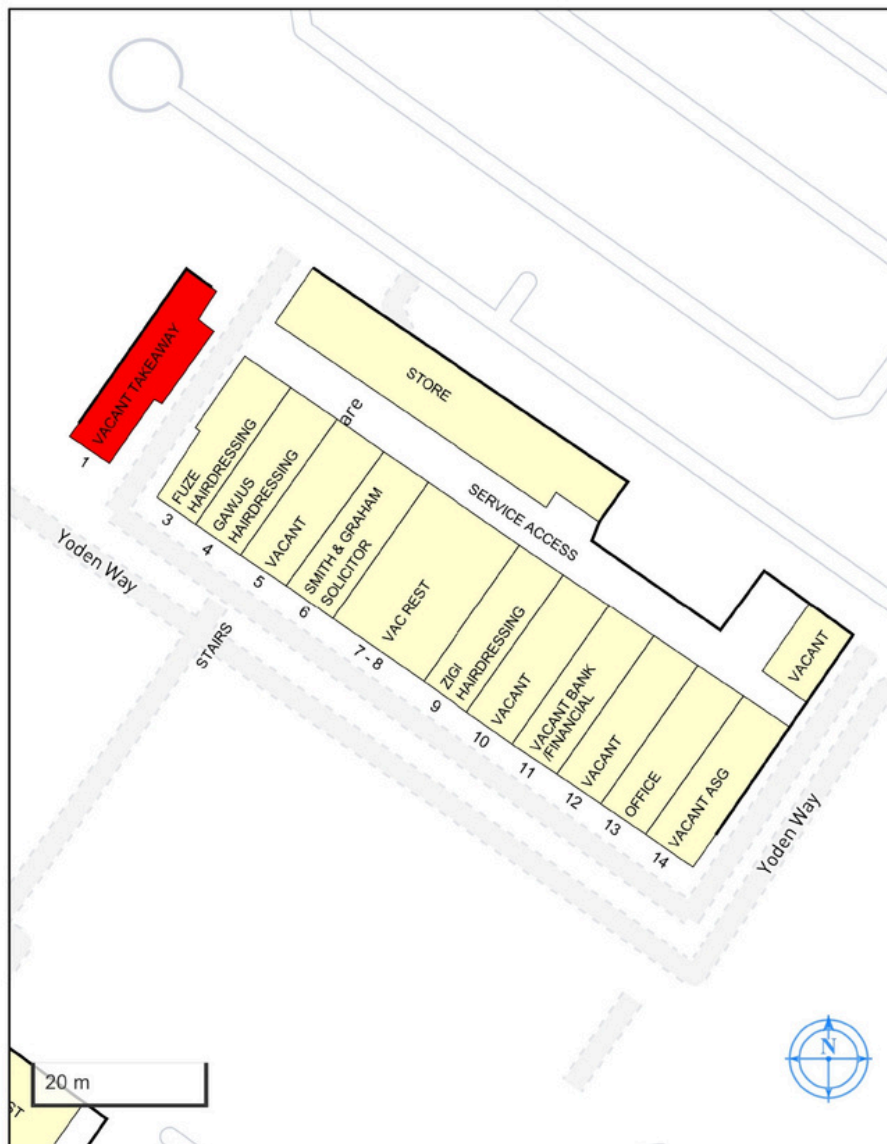
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Peterlee (Unit 1 Upper Yoden Way Goad)

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