

SHOPPING CENTRE PROPERTY / CLASS E

Unit 5 Byron Place Shopping Centre, Seaham SR7 7DR



**Rent: On application**  
**Ground Floor Area**  
4,000 Sq ft / 372 Sq M

**LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**SUBJECT TO VACANT POSSESSION****Location:**

Byron Place Shopping Centre is located on the North East coast, South of Sunderland in County Durham. The Centre lies 1.5 miles away from the A19 trunk road and just 10 miles away from the A1 (M) motorway.

Retailers represented in the centre include Asda, Home Bargains, Card Factory, Specsavers, BetFred, Argos, Greggs, Subway and O2.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	4000	371.61

**Rent:**

Upon application.

**Tenure:**

Subject to vacant possession, the unit is available by way of an effectively full repairing and insuring lease, for a term to be agreed.

**Business Rates:**

The premises currently has a rateable value of £47,500.

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**Service Charge:**

The on-account service charge for the year 2023 stands at approximately £24,779

**EPC:**

Energy Performance Asset Rating - C

**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:**

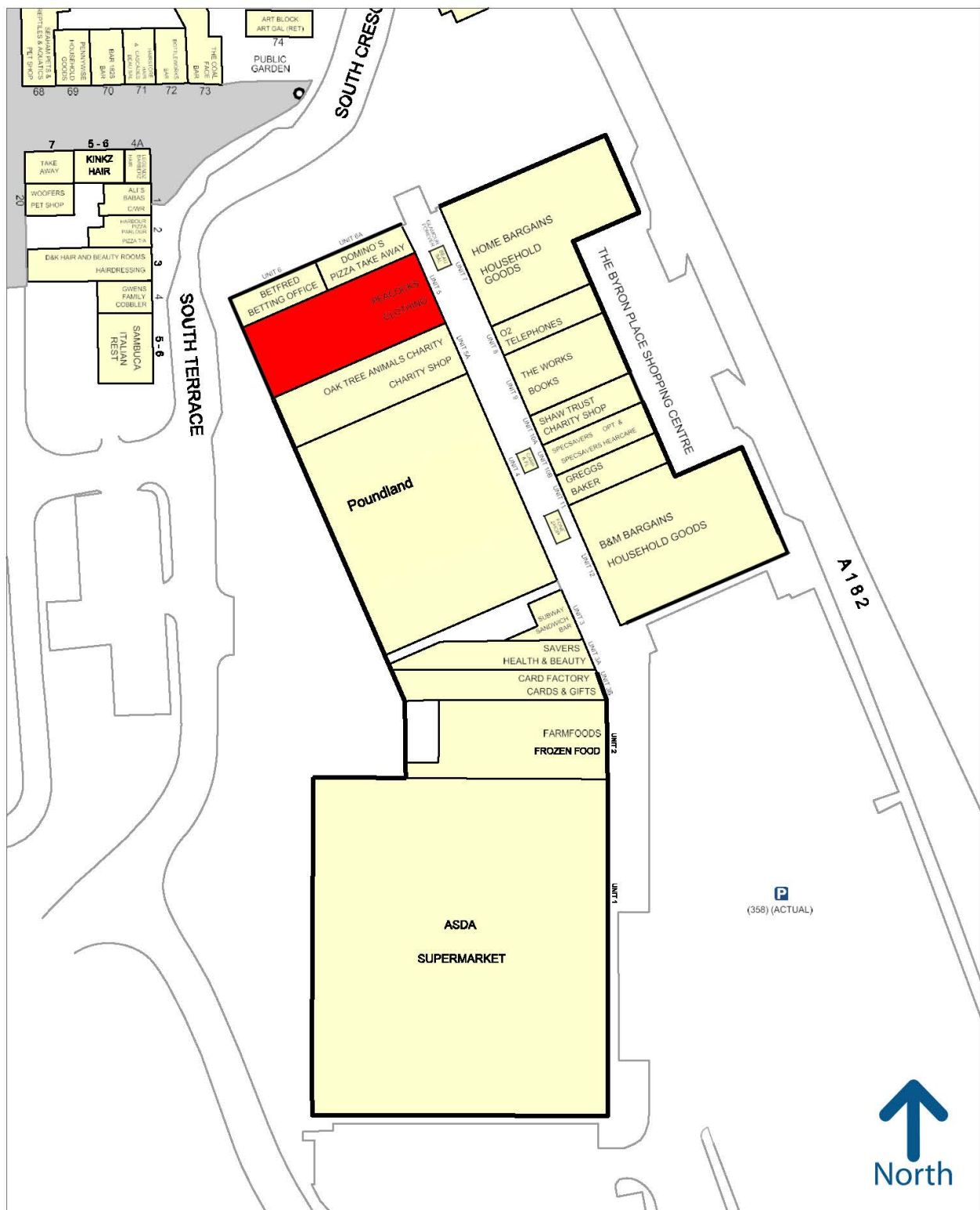
October 2020

Subject to Contract

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Seaham



50 metres

Experian Goad Plan Created:

03/07/2023 Created By: Barker

Proudlove Ltd

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